

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting – Approved January 7, 2026, CS

Via Audio-Video Conference **Wednesday, December 3, 2025**

Commissioners present: Terry Anderson; Denine Fernandez; Mashawn Hall; Surinder Juneja; Stephen Kraskin; Susan Mezey; Linda Moore; Holly Morton; Susan Nerlinger; Christine Seebold; Cheryl Walker; Richard Zmuda.

Commissioners absent: Marvin Holmes; Matt Potts.

Staff present: Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Billy Buttrey, Investigator

1. Proof of Quorum & Welcome: A Quorum was present. Chair Nerlinger called the meeting to order at 7:02 p.m.

2. Approval of Agenda: Commr. Walker moved to amend and approve the Agenda. Commr. Morton seconded the Motion. **The Agenda was approved unanimously with the amendment that Commr. Walker's statement would be included in the December packet.**

3. Approval of Minutes: The November Minutes were omitted from the December packet, therefore, Chair Nerlinger tabled Approval of those Minutes until the January Meeting.

4. Community Forum: Several Community members addressed the Commission.

Ruby Tang repeated her concern regarding the recorded party name in Case 2022-077. She was again directed to address her concerns to Manager Espin.

5. Chairperson's Report: Chair Nerlinger reminded the Commission how important participation in Commission activities is and enumerated the many opportunities available in addition to the hearing panels, specifically the education and legislation missions. See the list of upcoming *Community Governance Fundamentals* trainings, scheduled recurrently on the 2nd Saturday and 4th Sunday each month with an attendance minimum of 6 trainees. The training January 10, 2026 will be in-person in Silver Spring and the in-person attendees will be new owners of Allium Place.

6. Submission of Disputes for Commission Consideration

6. A. Default Cases:

6. A. 1. Case 2026-008, Longmead Crossing CSA v. Negatu Wesego & Keбенesh Amde

MOTION to accept jurisdiction of the case was made by Commr. Zmuda and seconded by Commr. Mezey. The Motion carried unanimously---**Jurisdiction accepted.** Commrs. Zmuda and Mezey volunteered to serve on the Hearing Panel.

6. A. 2. Case 2026-011, Greencastle Lakes Community Association v. Danny, et. al

MOTION to accept jurisdiction of the case was made by Commr. Juneja and seconded by Commr. Mezey. The Motion carried unanimously---**Jurisdiction accepted.**

6. B. Contested Cases:

6. B. 1. Case 2025-083, Vivian Sretchen v. Bel Pre Square HOA

MOTION to accept jurisdiction of the case was made by Commr. Morton and seconded by Commr. Juneja. The Motion carried unanimously---**Jurisdiction accepted.** Commrs. Walker and Seebold volunteered to serve on the Hearing Panel.

6. B. 2. Case 2026-005, Anita Weinstein v. Waters Landing Association, Inc.

MOTION to accept jurisdiction of the case was made by Commr. Hall and seconded by Commr. Fernandez. Commrs. Morton, Nerlinger, and Walker abstained. The Motion carried by majority---**Jurisdiction accepted.** Commrs. Hall and Kraskin volunteered to serve on the Hearing Panel.

6. B. 3. Case 2026-012, Yong Zhang v. MacArthur Park Condominium

MOTION to deny jurisdiction of the case was made by Commr. Juneja and seconded by Commr. Walker. Commr. Nerlinger abstained. The Motion carried by majority---**Jurisdiction denied.**

6. C. Decisions & Orders Issued: Reports of Decisions & Orders by the Hearing Panels for the following disputes were distributed in the December 3 Meeting Packet.

6. C. 1. Case 2024-087, Neeraj Jaiman v. Park Ridge HOA

6. C. 2. Case 2025-015, Autumn Glen HOA v. Yvonne Sanya

6. D. Decisions & Orders on Appeal:

6. D. 1. Case 2025-008, Todd McPhee v. West Spring Condominium Association

7. County Attorney's Report: County Attorney Wilson reported that he has reviewed and returned several decisions and orders to the Panel Chairs. Next month County Attorney Wilson will be on leave and Matt Johnson will attend the January Meeting.

8. DHCA Staff Report: No report was given.

9. Committee Reports: One Committee delivered a report.

9. A. Education Committee Report: *Community Governance Fundamentals* training scheduled for December 13 is a "go." The December 28 session will go as scheduled if registration exceeds 6 trainees.

10. Unfinished Business: A discussion ensued regarding Nomination Committee policies, procedures, structure, membership, and charter. Commrs. Moore and Seebold submitted statements that were sent in the December 3 Meeting Packet. Commr. Walker submitted a statement that was read and emailed to everyone during the meeting. Everyone was urged to read the statements in preparation for continued discussion in the January 7 Meeting.

11. New Business: The Commissioner Contact List is being updated. Ramon Espin will pursue an updated listing of Commissioner terms.

12. There being no further business, this **Meeting Adjourned at 9:03 p.m.**

Respectfully submitted,

Christine Seebold 12-10-2025

Christine Seebold

Interim Secretary

THE NEXT MONTHLY MEETING WILL BE: January 7, 2026.