



**Howard County Citizens Association**

*Since 1961... The Voice of the People of Howard County*

July 23, 2026

GOOD EVENING

I AM PAUL VERCHINSKI, A RESIDENT OF OAKLAND MILLS SINCE 1973. I COME BEFORE YOU AS A BOARD MEMBER OF THE HOWARD COUNTY CITIZENS ASSOCIATION (HCCA) AND AUTHORIZED TO SPEAK FOR HCCA.

CA IS A HOMEOWNERS ASSOCIATION THAT HAS A SIGNIFICANT ROLE FOR THE RESIDENTS OF COLUMBIA. IT IS ALSO SUBJECT TO THE MARYLAND HOMEOWNERS ACT. PRIOR TO REBRANDING, CA WAS KNOWN TO US OLD TIMERS AS THE COLUMBIA PARKS AND RECREATION ASSOCIATION. IT FORMERLY HAD A MONOPOLY ON RECREATION FACILITIES IN HOWARD COUNTY BUT NOW THE COUNTY PROVIDES SUPERIOR FACILITIES TO CA'S.

CA HAS A FIDUCIARY RESPONSIBILITY TO ITS MEMBERS. WE ARE CONCERNED ABOUT THE LACK OF TRANSPARENCY ON THE PART OF CA. CLOSED SESSIONS SEEM TO BE A WAY OF LIFE FOR CA. YOU ARE NOT THE NSA OR CIA.

YOU ARE PROPOSING TO BUY YOUR CURRENT OFFICES. YOUR DISCLOSURE STATES: IN THE PACKET TO BE VOTED ON TONITE "the Columbia Association Board of Directors previously met in closed session to receive presentations and discuss a potential purchase by Columbia Association of the properties located at 6310 and 6315 Hillside Court, Columbia, Maryland".

INQUIRING MINDS WOULD HAVE TO ASK: WHERE IS THE DUE DILIGENCE BACKGROUND FOR WHAT APPEARS TO BE A DONE DEAL? WHY THIS PROPERTY?

1. WAS THERE A REQUEST FOR PROPOSALS, DONE BY CA?
2. WAS THIS COMPETED OR A SWEET HEART DEAL?
3. WHY HAVE PRESENTATIONS NOT BEEN MADE TO RESIDENTS AND ONLY IN CLOSED SESSION (THIS IS LIEN PAYERS MONEY)?
4. LOOKING AT VACANT OFFICE SPACE IN COLUMBIA. THERE IS A LOT OF IT AND PROBABLY IN BETTER SHAPE THAN THIS OLD CLASS B BUILDING.
5. SINCE I AM A CIVIL ENGINEER WHO HAS BUILT NEW OFFICE BUILDINGS. WHAT IS THE STATE OF THE MAJOR BUILDINGS SYSTEMS, WATER, ELECTRICAL, ELEVATORS, ETC. FOR THE HILLSIDE BUILDINGS?
6. THERE ARE BUILDINGS FOR SALE ALL OVER COLUMBIA,

7. HOW MANY SQUARE FEET DOES CA REALLY NEED? IT APPEARS THAT CLASS B SPACE IS SELLING FOR AROUND \$20 A SQUARE FOOT DEPENDING ON LOCATION AND BUILDING AGE.
8. CA HAS \$30 MILLION IN CASH AND A \$40 MILLION LINE OF CREDIT. HOW IS BUYING A BUILDING HELPING RESIDENTS? WE HAVE 23 POOLS THAT NEED A MAJOR REBUILD SINCE THEY ARE REACHING THE END OF THEIR USEFUL LIFE. INSTEAD, CA STAFF IS PUSHING "SPLASHPADS FOR EVERYONE' IN THEIR PRESENTATION IN DECEMBER, 2025. USER DEMOGRAPHICS FOR SPLASHPADS SHOW THAT THEY ARE AIMED AT KIDS 3 TO 12. KIDS DEMOGRAPHICS ARE DECLINING WITH FEWER CHILDREN BEING BORN . ADULTS DO NOT USE SPLASHPADS . SPLASHPADS SHOULD BE CONSIDERED IN ADDITION TO POOLS AND NOT REPLACEMENTS. IT WILL COST MILLIONS OF DOLLARS TO REHAB AND/OR REPLACE THE EXISTING POOLS. WHERE HAS THIS BEEN BUDGETED BY CA IN FUTURE YEARS? THIS IS THE MAJOR AMENITY IN COLUMBIA AND IS USUALLY FREE TO AN HOA'S RESIDENTS. CA IS AN OUTLIER SINCE IT CHARGES ITS RESIDENTS FOR POOL USE UNLIKE RESTON, VIRGINIA'S HOA.

IT IS TRUE THAT DEMOGRAPHICS HAVE CHANGED IN COLUMBIA BUT LITTLE HAS BEEN DONE BY CA TO FACILITATE WELLNESS FOR THE OVER 60 DEMOGRAPHIC THAT NOW COMPRISES OVER 20% OF COLUMBIA'S POPULATION (AROUND 25,000). HOW MANY OF THE 25,000 ACTUALLY USE CA FACILITIES? THE CA BOARD APPROVED AN OLDER ADULT PLAN IN 2015 THAT HAS NOT BEEN UPDATED WITH ANY INPUT FOR OLDER LIEN PAYERS. IT IS NOT ADDRESSED IN YOUR SO CALLED STRATEGIC PLAN.

TO SUMMARIZE, IT APPEARS TO HCCA THAT THERE IS A LACK OF TRANSPARENCY ON THE PART OF CA REGARDING A SIGNIFICANT LONG TERM COMMITMENT AS EVIDENCED BY A FAIT ACCOMPLIE RESOLUTION TO ENTER INTO NEGOTIATIONS TO BUY HILLSIDE WITH ZERO RESIDENT INPUT. (THE COUNTY HAS PUBLIC HEARINGS WHILE YOU DO NOTHING). IT ALSO APPEARS TO US THAT CA HAS A PRIORITY PROBLEM WHEN IT COMES TO WHERE TO SPENDING LIEN PAYERS MONEY. IBUY AN OFFICE BUILDING IS AT THE TOP OF THE LIST INSTEAD OF SETTING UP A REPLACEMENT SCHEDULE FOR POOLS AND MAKING POOLS AVAILABLE TO ALL LIEN PAYERS, THIS AMENITY FOR LIEN PAYERS IS IGNORED.

IT IS INTERESTING THAT HOWARD COUNTY KEEPS EXPANDING ITS RECREATION FACILITIES AS RECENTLY ANNOUNCED FOR A NEW SKATING RINK AND AN INDOOR POOL AT NORTH LAUREL.

THANK YOU,

I KNOW THAT YOU ARE PROHIBITED FROM ASKING QUESTIONS OF RESIDENT SPEAKERS. DIALOGUE WITH RESIDENTS IS NOT IN THIS CA'S DNA.