

## BOARD OF DIRECTORS

**President** *Debbie Perez*

**Vice President** *Harry Jackson*

**Secretary** *Gretchen Wilder*

**Treasurer** *Carlos Perez*

### **Email the Board of Directors**

board@montgomerymeadows.com

## BOARD MEETINGS

2<sup>ND</sup> THURSDAY OF EACH MONTH

JOIN THE ONLINE MEETING:

<https://join.freeconferencecall.com/brendalanier7>

Online Meeting ID: **brendalanier7**

Dial-in number: (425) 436-6352

Access code: 315277#

### TRASH PICK-UP

Tuesdays & Fridays

**MUST BE PLACED IN A**

**SECURE CONTAINER WITH A LID**

**AFTER 7:00 pm on Mondays & Thursdays**

### RECYCLE PICK-UP

Tuesdays

**MUST BE PLACED IN A**

**GREEN RECYCLE BIN**

**AFTER 7:00 pm on Mondays**

### "ON DEMAND BULK PICK-UP PROGRAM"

***Schedule a Pick-Up 301-258-6370***

### Community Association, Inc.

15742 Crabbs Branch Way

Rockville, MD 20855

P: (301) 258-7711 F: (301) 258-8362

### Community Manager

Josie Wells - (301) 258-7711 ext.150

### Assistant Community Manager

Brenda Lanier – (301) 258-7711 ext. 180

## MESSAGE FROM THE BOARD

**HAPPY NEW YEAR  
2021!**

### **HAPPY NEW YEAR!**

The Board of Directors would like to wish all of the residents a happy new year.

2020 was definitely a challenging year and unfortunately many of our community activities had to be canceled. We continue to hope for improvement in the pandemic this year so we can bring back some of the annual events.

The board is always looking for volunteers to help in our community to make it a greater place to live. You can help by attending meetings, running for office, or joining one of our numerous committees.

We appreciate your support and are trying to do the best we can in the interest of our homeowners and residents.

***Best of luck for the coming year!***



## REMINDERS & ANNOUNCEMENTS

### BIG TOW TOWING AND RECOVERY:

**Towing is enforced! Parking permits must be placed on the rearview mirror facing out, visible by looking through the front window, to prevent from being towed.**

- 1) Any vehicle parked in a Fire Lane or No Parking Zone
- 2) Any vehicle taking up two or more parking spaces
- 3) Any vehicle parked in other than a marked space
- 4) Any vehicle double-parked, blocking another vehicle, or trash dumpster
- 5) Any vehicle parked on the grass
- 6) Any vehicle parked in a "Visitor Space" without a valid Association issued parking permit
- 7) Any vehicle with expired tags or no tags (within local law)
- 8) Any otherwise unauthorized vehicle parked on the property as defined in the Declaration of the Association
- 9) Any inoperable vehicle (wrecked, flat tire(s), broken windows, leaking fluids, up on blocks, missing engine, etc.)

***The visitor's parking spaces are for visitor parking only and not to be used by homeowners for an additional parking.***

To report lost parking permit, call (240) 832-0212 or email [Brenda.Lanier@CommunityAssn.com](mailto:Brenda.Lanier@CommunityAssn.com).



## Alliance Association Bank Update on On-line Payments

Alliance Association Bank has updated their on-line payment system for security reasons.

Homeowners can make a one-time HOA assessment payment with just a few clicks. **Payments made with eCheck will take up to four days to process.** Our secure, convenient HOA assessment payment service accepts Visa®, MasterCard®, American Express® and Discover® Card, with minimal fees. **Payments made by credit card may take up to five days to process.**

Homeowners can have their HOA assessments taken directly out of their accounts each month, for free. Since it's automatic, they won't have to worry about remembering to make payments. Moreover, this option removes the management company from ACH transactions, and reduces the higher fraud risk associated with other payment methods.

To make online payments go to: <https://onlinepay.allianceassociationbank.com/home.aspx>.

To registered with Community Association, Inc.'s web portal, go to [www.CommunityAssn.com](http://www.CommunityAssn.com) to become a Community Member. This web portal is for owners and tenants to get updated information about the community.



## City of Gaithersburg Snow Removal

When it snows in Gaithersburg, the Public Works Department staff goes into action. These snow fighters concentrate on keeping City streets passable during winter weather events and cleared as soon as possible after the storm is over.

If you have a comment or concern during or immediately following a storm, please do not hesitate to contact us at [snow@gaitthersburgmd.gov](mailto:snow@gaitthersburgmd.gov) or leave a message at 240-805-1345.

The following is a list of general information and ways you can help our snow fighters provide the most efficient winter weather services.

**PREPARE:** Stock emergency kits and winterize your vehicle & home.

Move vehicles off City roads. **Snow Emergency** - If declared, all vehicles must be removed from snow emergency routes. Vehicles parked in violation are subject to ticketing and towing at the owner's expense.

**PRETREAT:** Salt brine is applied to City maintained roads two days before predicted storm.

Road salt is applied once snow begins to stick to street surface. Locate & mark the nearest fire hydrant. Keep it clear of snow during & after storm.

**PLOWING:** Plowing begins after snow accumulates 2 inches on roadway.

Order of Plowing: 1) Primary Roads 2) Secondary Roads 3) Neighborhood Roads 4) Courts

It takes 8 - 10 hours to plow all City streets ONE time. Crews work 24/7 until all roads are cleared. **Do not allow children to play in snow close to the road or on high piles of snow left by plow trucks.**

**DRIVING:** Stay off the roads! Do not drive until roads are cleared.

**If you must drive:** 1) Yield to plow and salt trucks and keep your distance. 2) Clear snow & frost completely off roofs, windshields, windows, headlights, and taillights. 3) Make sure your vehicle is equipped with snow or all-weather tires and emergency supplies.

**SHOVELING:** Shovel after crews have finished clearing roadways. Do not throw snow into the street or court. Shovel in the direction of traffic.

### **Snow Removal Policy**

Residents/business owners are required to remove snow/ice from public sidewalks along their property within 12 hours of the last precipitation. To avoid repeated shoveling, wait until the plow crews have cleared the roadways.

### **BULK PICK UP PROGRAM CHANGES TO ON DEMAND SERVICE**



Residents must now schedule a bulk pick up on any of their regular recycling days, with a limit of one per month.

Appointments are being accepted now for pickups. They can be requested via an [online form](#), by emailing [Bulk-PickUp@gaithersburgmd.gov](mailto:Bulk-PickUp@gaithersburgmd.gov), or by calling 301-258-6370. Items

should not be put out until the appointment is confirmed by City staff & instructions have been provided about where to leave the items.

The City's bulk pick up program collects large household items such as furniture, mattresses, computers, scrap metal, including appliances, lawnmowers, iron furniture, and more. No contractor debris is allowed. For a complete list of what is and is not accepted, visit the [Bulk Pick Up web page](#) on the City's website. Download the [Recycle Coach app](#) for additional recycling tips, notifications, and a look up tool for what can and cannot be recycled under the City's program.

### **PILERA – WEB PORTAL**



Homeowners **and** tenants can create an account to access and receive important information from the community and much more!

1. **FIRST**, visit us on the web at [www.CommunityAssn.com](http://www.CommunityAssn.com) and register as a Community member.
2. Press the orange button that says "REQUEST LOGIN" as shown by the arrow.
3. You will be asked for your state (which is Maryland, the location of the HOA) and your community. The remainder of the login information will appear. When you complete the login information, click "Submit login request."
4. Homeowners or tenants will receive a welcome e-mail from [noreply@pilera.com](mailto:noreply@pilera.com). If you do not see the e-mail, check your spam folder. In the e-mail there is an orange button. Click the orange button and you will be able to create a password and you are ready to begin accessing the communities web portal.

### **INSTALLING RESIDENTIAL SOLAR POWER SYSTEMS**

When planning your solar power system Installation, you will need to contact Management early on in the process. Discuss any restrictions they may have on how and where you can install your solar power panels.

Detailed plans for installation and placement of any solar panel / energy device must be submitted to the Architectural Committee for review and receive written approval from the Association prior to such installation.

**REMEMBER:** Neither the Architectural Committee nor the HOA Board of Directors is liable to the property owners from roof damage or for effects to roof warranties.

### **SERVICES AND RESOURCES**

1. **Free COVID-19 Testing Locations** - [montgomerycountymd.gov/covid19/testing.html](http://montgomerycountymd.gov/covid19/testing.html).
2. **Mental Health Wellness** – [montgomerycountymd.gov/covid19/get-help/mental-health-wellness.html](http://montgomerycountymd.gov/covid19/get-help/mental-health-wellness.html). If you need to talk to someone immediately about your stress and anxiety caused by the pandemic, you can call the County's 24/7 Crisis Center at (240) 777-400.
3. **Housing Assistance:** [montgomerycountymd.gov/covid19/eviction\\_process\\_and\\_renters.html](http://montgomerycountymd.gov/covid19/eviction_process_and_renters.html). No one should be experiencing homelessness, especially during the pandemic. Learn more about the County's rental program
4. **Food Assistance:** If you or anyone you know is in need of a meal, explore the interactive map from the Montgomery County Food Council: [mocofoodcouncil.org/map](http://mocofoodcouncil.org/map).

## 2021 Trash Reminders

Below are some highlighted trash rules for the community.

1. **No item can be put out for any type of disposal (bulk, recycle, regular trash, or any other pick up) any earlier than 7:00pm the night before a scheduled pick up.**
2. **All items placed out for pick up must meet all Federal, State, and local laws and requirements for acceptable pick up. In particular, waste must be put out in an airtight durable plastic or metal receptacle. This will prevent birds, rodents, and other types of animals to get into them and spread the trash throughout the community.**
3. . Bags should be secured so that trash cannot escape during windy days.
4. **Newspapers** - Do separate newspapers from regular trash. Do not mix newspaper with other recyclables. Do not include magazines, catalogs, phone books, or other paper products. Do not use plastic bags. Do not stack loose newspapers.
5. **Grass Clippings** - Grass clippings will be picked up once per week on recycle day and must be placed in biodegradable brown bags. Grass clippings must have a grass tag attached to the bag. Do not mix grass clippings with other materials such as soil, twigs, brush, branches and leaves. Do not use plastic bags or any other container other than the brown biodegradable bags.
6. **Brush and Branches** - Brush and branches will be collected weekly on your recycling day and must be laid straight, bundled and tied with string or twine, or placed in brown biodegradable bags. The size of the bundles can be no more than six feet long, 18" in diameter, and weigh no more than 40 pounds. Brush and branched must not be mixed with other items so they can be chipped and recycled as mulch. Branches larger than 4" in diameter, root balls, and tree trunks cannot be picked up for recycling.
7. **Leaves and Other Yard Trimmings** - Place these items in brown biodegradable paper bags only and put out on your regular recycle day. Do not put yard trimmings or leaves in plastic bags or in loose piles.
8. Do not put out refrigerators, washing machines, dryers, hot water heaters, stoves, dishwashers, automotive parts or products, household hazardous material, garden or pool products, radioactive materials, explosives, tires, oil, conditioners, paint, building materials, radioactive materials, or any commercial, industrial, and medical waste out at any time. You may call the County Transfer station to find out how to dispose of these items.
9. **No trash container or recycle bin should be stored in the front of the home or in common areas.**  
Trash cans and recycle bins must be removed from the front of the unit by 12:00 midnight the day the removal service was rendered.
10. **Trash and recycle containers should be placed in front of your home near the community sidewalk for pick up. Do not place in an island or other common area away from your house.**
11. Mixed Paper - Includes white paper, colored paper, junk, mail, phone books, catalogs paper bags envelopes etc. No pizza boxes. Place in brown paper bags and not mixed with other types of recycles for pick up on recycling day. No plastic bags. Corrugated cardboard must be flattened and bundled in stacks not greater than 12 inches thick.



**Fines** – Any person caught in violation of any of the above listed rules and regulations will be considered to be illegally dumping. Homeowners caught illegally dumping will be fined \$100 plus the cost of removal. Homeowners/Renters found not in compliance with any trash regulation not pertaining to illegal dumping will be fined \$25. If fined, the Homeowner may request a hearing to state any defense. This request must be made in writing within 60 days of notification. All fines will be assessed to the Homeowners account and will be subject to the same collection procedures as the annual assessment.

**Illegal dumping is costing the community a fortune every year.  
Assessments WILL go up if it continues!  
You can report someone to the management company and your  
name will remain anonymous.**