



Board of Directors

President *Debbie Perez*
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Secretary *Gretchen Wilder*

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 treasurer@montgomerymeadows.com

Director *Jeffrey Campos*
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Email the Board of Directors
 board@montgomerymeadows.com



BOARD MEETINGS

Watkins Mill Elementary School
 Second Thursday of each month
 7:00 p.m.

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

Bulk Pickup

FIRST TUESDAY OF EACH MONTH

ONLY SET OUT BULK PICKUP

MONDAY AFTER 7:00 pm

Only items accepted by

City of Gaithersburg Bulk Pickup Program

Community Association, Inc.

15742 Crabbs Branch Way
 Rockville, MD 20855

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

Assistant Community Manager

Terrence Lowe

Terrence.Lowe@CommunityAssn.com

P: (301) 258-7711 ext. 180

Get Ready for Exterior Inspections

On an annual basis, the HOA will inspect the exterior of residential properties to ensure that they comply with the original design guidelines. Residents may find it useful to know what is inspected to ensure that their properties are within accepted guidelines.

When is my lot inspected? - Inspections occur on an annual basis.

What is being checked? - The property is being reviewed for appearance/maintenance, cleanliness, and overall condition

What are the specific items being checked?

The exterior home inspection includes the following items:

- Gutters: cleanliness, debris, and if any repairs are required
- Siding: condition and if power washing is required
- Exterior Wood: any wood deterioration that needs replacing
- Landscaping: missing or dead shrubs
- Shrubs & Beds: trimming, weeds, repairs to edging material
- Trees: pruning, and removal of any dead trees/stumps
- Grass: maintenance of grass, to include establishing and/or applying weed control
- Paint: windows and trim, shutters, doors, and corner trim
- Doors: condition and replacement if necessary
- Fence: condition, replace missing/warped boards, repair gate
- Decks: repair spindles, repair staircase, power wash, ensure correct color
- Rear Yard: cleanliness and condition
- Roof: repairs or replacement
- Satellite: removed unapproved dish or conceal cabling
- House Numbers: replace any missing numbers
- Lead walks: repair cracks/trip hazards
- Subsidence: fill holes with topsoil around front stoop

Architectural Review Committee

NOTE: It must be noted that the Architectural Review Committee (ARC) is a committee of volunteers designed to preserve the value of homes in Montgomery Meadows Homeowners Association, Inc. by reasonably regulating the external appearances of the homes in the community.

If a homeowner modifies his or her property in a manner which detracts from the attractiveness or value of surrounding units, the neighbors are encouraged to write to the Community Manager for immediate review and possible action.

REPAIRING CARS IN THE COMMUNITY IS A VIOLATION!!



Repairing automobiles in a residential common-property parking lot — regardless of whether the mechanic is licensed — is prohibited. It creates a huge liability risk for all owners. The association's insurance policy will not cover any injury caused by an owner's actions.

There also is the issue of limited parking. Any owner exceeding his or her number of allocated parking spaces is violating the association's rules and setting a bad precedent for all owners — especially when that violation means that one owner is using more than his fair share of community resources.

Whether or not a business is being conducted, association governing documents prohibit owners from performing automotive repairs in common areas.

Used motor oil, brake fluid and transmission fluid are classified as hazardous waste and cannot simply be dumped in residential trash. They either must be taken to a hazardous waste disposal facility or picked up by a specially licensed waste-disposal contractor.

If an agency fines the association for conducting this type of business in a residential setting, all HOA owners will be responsible for paying the fine, even if it means imposing a special assessment.

The board will approach an owner, and while it need not be confrontational, it cannot be passive either and a warning letter will be sent from the management company. Fines can be imposed as a deterrent for violating association rules and this activity can be reported to the proper authorities. City and state regulators may be interested to know about the potentially illegal operations of a mechanic who is conducting an auto-repair business in a residential parking lot.

As a member of the board and on behalf of the community the HOA Board cannot and will not ignore this situation.

PET WASTE – A GROSS & SERIOUS PROBLEM

Pet/animal waste in our community continues to be a serious issue, and it's probably a lot worse than many people believe. We think of it as an act of decency, but there are much bigger reasons why we should be picking up after our dogs.

1. **It's A Toxic Pollutant** - Did you know the U.S. Environmental Protection Agency (EPA) classifies dog waste in the same category as oil spills? That means that the EPA considers it a pollutant.
2. **It's Crawling with Germs** - "Pet waste carries bacteria, viruses, and parasites that can threaten the health of humans and wildlife," the EPA website says. "Pet waste also contains nutrients that promote weed and algae growth. Cloudy and green, such water makes swimming and recreation unappealing and even unhealthy."
3. **It Can Contaminate Water Supplies** - If you leave your dog's waste behind, it can get mingled into storm water runoff and be carried into storm drains, or nearby bodies of water. According to the EPA, "untreated animal feces often end up in lakes and streams, causing significant water pollution."

Once in the water, the poop breaks down, releasing ammonia and bacteria, which use up the oxygen in the water. Both low oxygen and high ammonia are harmful to the fish and plants that live in the water. In addition, pet waste contains "bacteria, viruses and parasites that can make water unsafe for swimming or drinking."

So, What Should You Do with That Waste?

- 1) Pick up your dog's waste
- 2) Put it in a biodegradable bag
- 3) Put in the trash



***AND IT ISN'T NICE FOR YOUR DOG'S DROPPINGS TO BE LEFT ON ANOTHER HOMEOWNER'S PROPERTY. BE RESPECTFUL!!!**

Get ready for Montgomery Meadows Annual Pool Party

Slap on some sunscreen and hit the deck for
Montgomery Meadows Annual summer shindig!
We'll be Grilling and Grooving...
Splishing and a Splashing

**Saturday, June 29, 2019
From 1:00 p.m. to 5:00 p.m.**



PARKING RULES

Every now and then we need to be reminded of the Parking Rules and Regulations.

1. The only type of vehicles **allowed** to park within the community are: Automobiles, trucks (pick-up) or other vehicles carrying capacity of not more than two axles, small vans, motorcycles and mopeds.
2. Vehicles that are **not allowed** to park in the community are: **Trailers, tractor trailer trucks, boats or boat trailers, camper or any other recreational vehicle or any house trailer.**
3. **No Commercial Vehicles** - No trucks should have toolboxes, ladders, trash/debris and/or racks in or on their truck.
4. **T-Bone Parking, double-parking, parking on common ground and parking on the fire ramp is not allowed, EVER!!**
5. **Guest/Visitor Parking** - **Visitors' parking spaces are not to be used by homeowners/ renters/residents.** These spaces are for visiting guests only. Homeowners/ renters/residents abusing these visitor spaces will be towed and/or fined at the discretion of the Board.
6. **Additional Vehicles** - Homeowners/renters having more than two vehicles must park additional vehicles legally on public streets.
7. Please remember to **"Respect your neighbor designated parking spots, they are not yours for the taking."**



Community Yard Sale

MOM ANNUAL COMMUNITY YARD SALE

The annual community yard sale will be held on Saturday, June 1, 2019.
Please remember to clean up all remaining items and do not leave anything behind, even if it is for bulk pickup; which will not take place until Tuesday, June 4, 2019.



SAVE THE DATE! NATIONAL NIGHT OUT 2019

National Night Out is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

Millions of neighbors take part in National Night Out across thousands of communities from all fifty states, U.S. territories and military bases worldwide on the first Tuesday in August. Neighborhoods host block parties, festivals, parades, cookouts and various other community events with safety demonstrations, seminars, youth events, visits from emergency personnel, exhibits and much, much more.

Montgomery Meadow's National Night Out will be held on Tuesday, August 6, 2019 from 5:00 p.m. to 8:00 p.m. at the playground area located on Travis Ave.