

Board of Directors

President **Debbie Perez**
president@montgomerymeadows.com

Vice President **Harry Jackson**
director@montgomerymeadows.com

Secretary **Gretchen Wilder**
Treasurer **Carlos Perez**
treasurer@montgomerymeadows.com

Director **Jeffrey Campos**
director@montgomerymeadows.com

Email the Board of Directors
board@montgomerymeadows.com

ANNUAL BOARD MEETING

FreeConferenceCall.com
November 12, 2020

Dial-in number (us): (425) 436-6352
Access code: 315277#

Online Meeting ID: brendanlanier7
Join the online meeting: <https://join.freeconferencecall.com/brendanlanier7>

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**

CITY OF GAITHERSBURG NEW!!!

"ON DEMAND BULK PICK-UP PROGRAM"

**Schedule a Pick-Up 301-258-6370
SEE DETAILS ON PAGE 2**

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

Fall Loose Leaf Collection

Collection is the last week of October through the last business day of December, weather permitting.

Curbside loose-leaf collection is available twice a year to single family homes & townhouses only. Collection is made weekly on your recycling collection day, however there may be a one to two-day delay during busy periods.

Place leaves at the street curb by 7 a.m. on your recycling day. Leaves placed in alleys or mews will not be collected.

Loose Leaf Collection Guidelines

- Collection is suspended on Thanksgiving & Christmas.
- Collection is suspended during inclement weather. During periods of potential storm activity, please delay leaf raking until after the effects of the storm have passed.
- Please remove limbs, rocks or other heavy objects from leaf piles.
- Never drive across or park over a leaf pile.
- Do not allow children to play in leaves along the street.
- Do not rake leaves into gutters or streets. Rake them into grassy areas behind the curb line to allow water to flow into catch basins. This will help prevent the basins from clogging and will help prevent street flooding. Assistance moving leaves already in gutters to grassy areas would be greatly appreciated.
- The burning of leaves is not allowed in the City.

Yard Waste

Brush & Branches

Collected when placed at the curb on your recycling day, laid straight, tied in bundles or placed in biodegradable brown paper bags. Items must be no more than 4 inches in diameter and 6 feet in length and weigh no more than 40 pounds.

Grass Clippings & Other Yard Trimmings

Collected when placed at the curb on your recycling day in biodegradable brown paper bags.

Did you know?

After the collection period ends, leaves can be placed in biodegradable brown paper bags & left curbside with other recyclables on your weekly collection day.

OVER-HANGING BRANCHES

Maryland has adopted the "Massachusetts Self-Help Rule" that says you must assume responsibility for the care and preservation of your own property.

This means that you can cut branches that hang over onto your property up to the property line. However, you may not destroy the tree in the process, nor can you cut the tree down.

About On-Demand Bulk Pick-Up



The City is transitioning from our first recycling-day-of-the-month collection to an on-demand collection system. This has many advantages for our residents, our municipal resources, and our environment.

Residents

- The service can be scheduled on any one of your regular recycling days.
- You don't have to worry about scheduling things like furniture or appliance delivery (and then disposal of old items) to coincide with our previous first-recycling-day-of-the-month requirement.
- This new system should eliminate unsightly materials being dropped in common areas.

City Resources

- The new system saves time as there is no need for crews to canvas all areas of the City looking for bulk items that might not even be there.
- Targeted collections will help the City reduce fuel consumption.
- With a more efficient system, staff time can be dedicated to other important services.

Environment

- Fewer trucks on the road and fewer lane miles traveled will have a direct impact on our Greenhouse Gas Emissions.

How It Works

Public Works provides bulk pick up collection [by appointment only](#). Households can receive one (1) collection per address per month on your regular recycling day, with a limit of twelve (12) collections in a calendar year. Note that you can drop off waste at the [Montgomery County Processing Facility and Transfer Station](#) at any time.

To schedule a collection call 301-258-6370 or online at: <https://fs30.formsite.com/GBurgMD/Bulk-PickUp/>.

Preparing for a Collection

- Items must be **clearly labeled "Bulk Pick Up"** or placed in labeled containers
- Materials placed in plastic bags will not be collected
- Items improperly prepared will not be collected
- Contractor debris will NOT be collected

Oversized Yard Waste

Please contact the Public Works Department at 301-258-6370 for information about removal of oversized yard waste that cannot be collected during the weekly recycling service. Contractor debris will NOT be collected.

Where to Place Your Items

- Items must be placed at your street curb by 7 a.m. on your appointment day. **Do not place them outside until you have a confirmation of your appointment.**
- **Items placed away from your residence or in common areas will not be collected!**
- Items must be labeled "Bulk Pick Up" and separated from regular refuse
- Do not place items on sidewalks or on private property
- Do not place items in front of mailboxes or at the base of trees. This makes it difficult for our claw trucks to pick up materials.
- Staff will confirm placement of your materials prior to pick up
- **DO NOT** place your materials in common areas. Rather, place them either in your empty reserved parking spot or behind your vehicle on the street side, making sure the pile is free from other obstructions such as trees and mailboxes. We will move any items far enough away from adjacent vehicles before picking them up with our boom truck.

[Acceptable and Unacceptable Items on Page 3](#)

About On-Demand Bulk Pick-Up Continued

Acceptable Items

Large Household Items

Use the handy [Recycle Coach App](#) to look up what is and is not accepted.

For safety reasons, please remove or secure any doors so they cannot be opened. Acceptable items include:

- Furniture
- Bedsprings
- Mattresses
- Rugs
- Large toys
- Televisions
- Computers
- Nonmetal sinks, tubs and toilets
- Small amounts of remodeling debris (piles less than 4' x 4' x 8' in size)
- Contractor debris will NOT be collected



Scrap Metal

Predominantly metal materials must be separated for special scrap metal recycling collection.

For safety reasons, please remove or secure any doors so they cannot be opened. Acceptable items include:

- Metal washers, dryers, refrigerators, air conditioners, dishwashers, sinks, stoves, and freezers
- Furnaces
- Iron furniture
- Lawn mowers (all oil and gas need to be removed prior to collection)
- Doors and cabinets
- Bikes
- Disassembled swing sets
- Contractor debris will NOT be collected

Unacceptable Material

- NO routine recyclable items
- NO regular household refuses
- NO contractor debris
- NO dirt
- NO household hazardous waste. Oil and antifreeze can be dropped off at the Public Works Facility. Paint can be disposed of at the Montgomery County Transfer Station.
- NO propane tanks or tanks under pressure
- NO motor vehicle parts, including tires

ALERT: The Household Hazardous Waste (HHW) drop-off at the Shady Grove Transfer Station opens at 7 am. All materials, including batteries and fluorescent tubes, must be placed on the table for site personnel to handle and process. View the City of Gaithersburg's [household hazardous waste guide](#) for more information.

All patrons must provide proof of residency. Documents you may show to prove residency include:

- current utility bill with a Montgomery County address
- mortgage statement or lease agreement with a Montgomery County address
- driver's license with a Montgomery County address

Halloween & COVID-19: Have Fun While Staying Safe

Please note that the traditional Trick-n-Treating, door-to-door has been cancelled in the Gaithersburg area and therefore in Montgomery Meadows, as well. However, we cannot control everyone in the community. If you should decide to participate please make sure you have taken the necessary precautions to ensure safety for all.



MODERATE RISK ACTIVITIES

- Participating in one-way trick-or-treating where individually wrapped goodie bags are lined up for families to grab and go while continuing to social distance
- If you are preparing goodie bags, wash your hands with soap and water for at least 20 second before and after preparing the bags.
- Having a small group, outdoor, open-air costume parade where people are distanced more than 6 feet apart
- Attending a costume party held outdoors where protective masks are used and people can remain more than 6 feet apart
- **A costume mask (such as for Halloween) is not a substitute for a cloth mask. A costume mask should not be used unless it is made of two or more layers of breathable fabric that covers the mouth and nose and does not leave gaps around the face.**
- Do not wear a costume mask over a protective cloth mask because it can be dangerous if the costume mask makes it hard to breathe. Instead, consider using a Halloween-themed cloth mask.
- Going to an open-air, one-way, walk-through haunted forest where appropriate mask use is enforced, and people can remain more than 6 feet apart
- Visiting pumpkin patches or orchards where people use hand sanitizer before touching pumpkins or picking apples, wearing masks is encouraged or enforced, and people are able to maintain social distancing
- Having an outdoor Halloween movie night with local family friends with people spaced at least 6 feet apart

HIGHER RISK ACTIVITIES

Avoid these higher risk activities to help prevent the spread of the virus that causes COVID-19:

- Participating in traditional trick-or-treating where treats are handed to children who go door to door
- Having trunk-or-treat where treats are handed out from trunks of cars lined up in large parking lots
- Attending crowded costume parties held indoors
- Going to an indoor haunted house where people may be crowded together and screaming
- Going on hayrides or tractor rides with people who are not in your household
- Using alcohol or drugs, which can cloud judgement and increase risky behaviors



OPPOSE City of Gaithersburg Entry into CCOC

A large majority of respondents to a recent survey rejected the idea of the city of Gaithersburg opting into the Commission on Common Ownership Communities (CCOC) program, according to a city official who spoke at an April 8 mayor and City Council work session.

Gaithersburg is considering legislation to allow residents, community managers and boards of homeowner and condominium associations to use the services offered by the CCOC. Among the most important of these is impartial resolution of disputes between homeowners and their associations, which the CCOC claims is faster and cheaper than going to court.

CCOC operations are funded by an annual \$5 per residence fee. Gaithersburg is the only large political entity in Montgomery County that has not opted into the program.

Of the survey respondents, 19 of 68 residents (28 percent) and two of three property managers (66 percent) supported opting in. None of the boards of directors favored the idea.

Respondents in favor said the program would: 1) Provide a neutral party to oversee homeowners' concerns. 2) Help ensure proper operation of associations. 3) Potentially save money by keeping people out of court. 4) Protect property values by upholding community standards.



Forty-six of 68 residents (68 percent), 15 boards of directors (100 percent) and one property manager (33 percent) opposed joining the CCOC.

Among other things, they said it would: 1) Cost too much. 2) Add another layer of bureaucracy. 3) Merely duplicate services already offered by homeowners' and condominium associations.