

Board of Directors

President *Debbie Perez*
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Vice President *Carlos Perez*
director@montgomerymeadows.com

Secretary *Gretchen Wilder*

Treasurer *Harry Jackson*
treasurer@montgomerymeadows.com

Director *Jeffrey Campos*
director@montgomerymeadows.com

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

Community Manager

Melissa Wells

(301) 258-771 ext.160

Need a Payment Plan or a Waiver?

If you are unable to pay for your monthly assessments, please take the time to contact Community Association, Inc. immediately to set up a payment plan or apply for a waiver. This may save you time and additional expenses incurred by late fees, liens charges and legal fees from the collection attorney.

You may contact Community Association's
Accounts Receivable Department at
(301) 258-7711 Ext. 130 for assistance.

The CAI representative will be happy to assist you

Prepare for the Snow

Did You Know that Montgomery County has Snow Removal & Snow Shoveling Requirements?



Montgomery County snow shovel law requires all property owners or tenants to clear snow and ice from sidewalks on or adjacent to their property **within 24 hours after a snow-fall**. The cleared pathway must be wide enough for safe pedestrian and wheelchair use.

Public Sidewalk Fine: Violators may receive a written warning and get 24 hours to correct the violation or face a \$50 fine from the County. Each day that a violation continues is a separate violation. In addition to the fines, the County can clear snow and ice and charge a violator for the cost.

Residents can use sand, salt, or ice other abrasives if hard packed snow is unreasonably difficult to remove. Property owners have an additional 24 hours to clear walkways if a snowplow redeposits snow or ice on a sidewalk

Think of your elderly neighbors - If shoveling their driveway, parking space or car is too much, take care of their walkways, sidewalks, car and parking space by shoveling for them.

There is no obligation to clear private driveways or walkways, or unpaved walkways.

Residents who wish to report a sidewalk that has not been shoveled, can call 311 (240-777-0311). **Reports must include an exact address so the County can contact the property owner.**

Five Safety Tips for Deep Frying Turkey for the Holidays

When it comes to deep frying turkey, you want to take every precaution to keep your family and your home safe.

Fried turkeys are delicious, but they come with a slew of safety issues. Thousands of fires as well as many deaths and injuries happen each year due to turkey fryer fires. Before you set up your turkey fryer this Thanksgiving, remember these safety tips.



Get the Tips

1. **Stay Away from The House** – Set up the turkey fryer more than 10 feet away from your home and keep children and pets away. Never leave it unattended.
2. **Find Flat Ground** – The oil must be even and steady at all times to ensure safety. Place the fryer on a flat, level surface and carefully gauge the amount of oil needed.
3. **Use a Thawed and Dry Turkey** – Make sure your Thanksgiving turkey is completely thawed and dry. Extra water will cause the oil to bubble furiously and spill over. If oil spills from the fryer onto the burner, it can cause a fire.
4. **Monitor the Temp** – Use caution when touching the turkey fryer. The lid and handle can become very hot and could cause burns. Also be sure to keep track of the oil's temperature as many fryers do not have their own thermostats.
5. **Be Prepared** – Have a fire extinguisher (multipurpose, dry-powder) ready at all times in the event that the oil ignites.

Holiday Decorations Season - It's the time of year when holiday decorations are hung, and a festive spirit fills the air in the community. Just because your community is governed by a homeowner's association doesn't mean that you can't transform your house into a winter wonderland.



Know your community's rules and regulations regarding holiday decor. Contact your management company or HOA board and ask for specifics. HOA communities often have different regulations than neighborhoods filled with single-family homes, so be sure to check with your homeowner's association or HOA management company before you buy that blow-up lawn Santa.

Set up and remove your decorations in a timely manner. Your community's rules and regulations should be clear about holiday decoration set-up and removal deadlines. Be sure to check your community's rules before you get started and make sure you remove that last light by your community's cutoff date

Don't damage common areas. While this is especially important for HOA communities since many features connected homes. Please do not decorate the common areas.

Respect your neighbors. Remember that while your family might get a kick out of elaborate exterior holiday decorations, your next-door neighbors might not feel the same. If your holiday decorations include noisy mechanics or very bright lights, be sure to shut them down at a reasonable hour every evening.

HOLIDAY PARKING - Holidays are a time for friends and family and to be thankful for all the things we are blessed to have. It is also a time when many relatives or friends come to visit. If you have relatives or guests who will be visiting over the holiday, please ensure that they park in compliance with the Association's Parking Rules.

Visitor parking spaces are **not** to be used by homeowners/renters. These spaces are for visiting guests only. Homeowners/renters abusing the visitor spaces will be towed at their expense. If you have more than 2 vehicles, they must be legally parked. **Remember: if you have visitors over for the holidays, they must either park in a visitor spot, using the visitor parking tag or park on the street.**

Who Are You Going to Call???

When to call 9-1-1:

ONLY TO REPORT EMERGENCIES to Police, Fire/ Rescue, and to request an ambulance -- Available 24/7

- Any life-threatening situation - fights, weapons, personal-injury vehicle collisions
- A sexual assault that is in progress or has just occurred
- An immediate fear for your personal safety or the safety of others
- A serious crime in progress - robbery, burglary, assault
- Any type of fire
- Any serious medical problem that requires an ambulance or other immediate medical response



When to call the Police Non-Emergency Number 301-279-8000:

TO REPORT LESS SERIOUS CRIMES, not to ask informational questions -- Available 24/7

- A noise complaint
- A parking violation
- A property damage traffic collision where there is no personal injury
- Loose or barking dogs
- To report that you were a victim of a crime that is not in progress
- To report a suspicious person, vehicle, or situation



When to call 3-1-1:

TO RECEIVE NON-EMERGENCY INFORMATION ABOUT MONTGOMERY COUNTY GOVERNMENT PROGRAMS AND SERVICES -- M-F 7 a.m. - 7 p.m., closed weekends and holidays – A website, www.MC311.com is available 24/7. The County will announce when the MC311 Center has been activated outside of regular hours to take informational questions during emergencies such as hurricanes, winter snowstorms, etc.

- For Ride On bus information
- To discuss your Montgomery County property tax bill
- For recycling and trash pickup information
- For road and pothole repairs
- For building, construction, and zoning information
- To schedule construction permitting inspections
- For Health and Human Services Information
- To reach the MC311 Center from outside the County call 240-777-0311.



When to call Community Association, Inc:

YOUR MANAGEMENT COMPANY SERVES AS A MIDDLEMAN BETWEEN HOMEOWNERS/RENTER AND THE BOARD OF DIRECTORS. There's a fine line between the community responsibilities of an HOA management company and the HOA board.

- Maintain a system for work orders and resident activities
- Conduct weekly, monthly, quarterly or other site visits as required to ensure proper upkeep and appearance of the community
- Implement preventative maintenance strategies and create action items or work orders based on observations in accordance with the adopted budget of the Association
- Assist in writing contractor bid specifications and manage bid solicitation and review
- Negotiate contracts on behalf of the community and monitor contractors' performance
- Administrate insurance claims to include prompt investigation of major accidents or claims for damage relating to the property and completion of any required reports for the insurance company

