

Montgomery Meadows Newsletter

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First Quarter 2019

Board of Directors

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BOARD MEETINGS ARE HELD AT
WATKINS MILL ELEMENTARY SCHOOL ON
THE SECOND THURSDAY
OF THE MONTH
MEETINGS START AT 7:00 P.M.

Trash Pick-Up is Tuesdays & Fridays
Trash must be in a secured container
after 7:00 pm on Monday & Thursday
**DO NOT PLACE PLASTIC TRASH BAGS
OUT FOR COLLECTION**

Recycling is on Tuesdays
Set out after 7:00 pm on Monday

Bulk Pickup
First Tuesday of the Month
ONLY SET OUT BULK PICKUP
MONDAY AFTER 7:00 pm
and only items accepted by City of
Gaithersburg Bulk Pickup Program.

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HAPPY NEW YEAR FROM THE BOARD OF DIRECTORS

Your Homeowners Association Board hopes that you had a joyful Holiday season and wish you a sincere Happy New Year. The start of a new year gives residents and owners the opportunity to start the year with the right attitude.

As an HOA resident/owner you can choose to change your point of view towards Association living and resolve to:

- Follow the Golden Rule, "Treat others as you would like to be treated".
- Do not refer to the HOA board as "they," the directors are members like you who also pay assessments and volunteer their time. Give your board the benefit of the doubt, they are doing their best as volunteers.
- Remember you can't fire your neighbors. Find ways to be neighborly.
- Remember that the "my home is my castle" attitude does not work in an HOA. Common interest living means you also agreed to share control over the property.
- Be more knowledgeable, ask questions and attend board meetings to be well informed. Acknowledge the board may have more information than you. This doesn't mean the board is right, but it does mean you might not be correct in your opinion.
- Be familiar with your community CC&R's, bylaws, rules and budget.
- Find positive ways to enhance the image of your community.
- Find ways to thank your directors and committees for their service to your community... and the manager, too.



HOA NOMINATIONS ARE COMING UP!!

As we know, every year, we get complaints from people that live in Montgomery Meadows who say "I want to get involved in the affairs of my community. I want to run for the Board!"

HOA ELECTION ARE COMING UP!!!
**NOMINATIONS WILL START NEXT QUARTER IN
APRIL**

Check with Your HOA Before Getting a New Roof or Solar Panels



Thinking about having your roof replaced, solar panels installed or just a shingle replacement? Take a look in your attic, does your plywood have a dark brown coloration? This could be a sign that your plywood needs replacing as well as your shingles.

Your home is in a neighborhood operated by a Home Owner’s Association, you will need to check with the HOA before getting a new roof or even a shingle replaced. They will not stop you from getting a new roof or shingle replaced for your home, but there are rules about the style and materials you can use. Here are some of the reasons why it’s important to check with your HOA ahead of time.

- The main goal is to keep the neighborhood looking uniform. Most homes run by an HOA have a uniform look. They don’t look identical, but they may have similar styles of brick, roofing, landscaping, fencing, etc. All of these exterior elements are written in the bylaws for the HOA – the ones you agreed to when you purchased the home.

Replacing roofs requires a permit from the City.

- Every HOA has a set of Covenants, Conditions and Restrictions (CC&Rs). This details everything you need to know before getting a new roof. Read over the guidelines carefully to learn what your options are, and then talk to your roofing company about the materials you want to select. After that, you will need to submit a series of paperwork to the HOA to get the roof approved.

This must happen before installation can begin.

- What if my roofing material is not in the CC&Rs? If you want a roofing material that is not included in the CC&Rs, you will need to submit a request to the HOA to have that amended. This often occurs when new roofing materials come to market because they may not be included in the bylaws yet. The HOA will have a meeting to discuss your request, and they will make a decision from there. If they deny your request altogether, you will need to explore alternative options.



ANY CHANGES TO THE OUTSIDE APPEARANCE MUST FIRST BE SUBMITTED TO THE BOARD FOR APPROVAL.

***THIS INCLUDES PLANTING TREES, CREATING BRICK WALLS FOR GARDEN BEDS, LIGHT FIXTURES
(BEYOND THE ONE OUTSIDE OF DOOR).***

Look Familiar?? The Skinny on Bulk Pick-Up



Bulk Pick-Up – The City of Gaithersburg offers the residents of Montgomery Meadows free bulk pick-ups on the first **Tuesday of each month**. Make sure what you have picked up are acceptable items.

Acceptable items: Mattresses and/or Box Springs, Sofa, Love Seat, Cushion chair, Wooden chairs, Televisions, Carpet Rolls- CANNOT be larger/wider than 4 feet, Dining room tables, Coffee tables, End tables, Patio tables (must be broken down), Bookcases, Small entertainment centers, TV Stands, Desks, Dressers (must be broken down), Sinks, Toilets, Small vanities, Printers, Monitors, Computers, Children’s Toys, Mirrors (must be duct taped in an X, corner to corner to prevent shattering- large mirrors must be broken and placed into a box and Countertop Appliances



Not Acceptable: Concrete, Brick, Rock, Dirt, Paint (cans that are completely dried with the lids removed are acceptable), Drywall, Construction materials, Tires, Liquids, Propane Tanks or tanks under pressure, Grills, Lawn Mowers, Bicycles, Yard Waste, Metal Items, Batteries

Note: There may be other items that cannot be collected as a bulk pick-up.

Please call City of Gaithersburg at (301) 258-6370 or email: recycle@gaithersburgmd.gov

Potential \$500 Fine - Do not place plastic trash bags on the property at any time!!
City of Gaithersburg will be contacted.

If you have large items for disposal, please don’t place them curbside, call the City of Gaithersburg at (301) 258-6370 and arrange for a special pick up. **It is free!** If they cannot pick it up, Montgomery County Landfill is around the corner at 355 and Shady Grove Road. It is a free facility where you can take those items.