

THE PRESERVE AT ROCK CREEK

A STANLEY MARTIN & WINCHESTER HOMES COMMUNITY

HOA NEWSLETTER

JAN & FEB 2016

Happy New Year!

2016 starts off with the return of “seasonable temperatures” in the region.

(Along with ~30+ in snowfall)

Hopefully, as you take down your holiday decorations, you look back at 2015 and can see how far we’ve come. This year will bring with it more construction at the rear of the neighborhood closer to the ICC. The back entrance to the neighborhood on the other side of Magruder H.S. is finally close to being finished to provide a much needed turn lane. That should hopefully make it easier for some to leave the neighborhood in the morning when Bowie Mill gets backed up. Although they didn’t get to play very much on it, (before standard time kicked in) the tot play area was finally completed and many of the neighborhood kids had an opportunity to play and meet their neighbors.

We are issuing a “Call for Candidates”. Stanley Martin is on schedule where homeowner control of the Association will be turned over in the spring, thus we will be filling out the Board of Directors with complete homeowner representation for the first time. Currently, Jeff & Liz are the homeowner representatives working alongside Stanley Martin’s appointed Board and have done a spectacular job ensuring that our interests are at the forefront with the developer. If you’re energetic and really want to help out your neighborhood, consider volunteering your time and apply to run for one of the slots. Email Kathy and let her know!

Stay tuned for more details.

The newsletter will be emailed every other month. The next one will be March 2016.

-Jim Liaw- Heartwood Drive

JIMELIAW@GMAIL.COM

COMMUNITY CONTACTS

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Board of Directors

Carly Schrader

Michael Scarpignato

Stuart Ginsberg

Jeff Chen

Homeowner Member

Elizabeth Corrente

Homeowner Member

Covenants Committee

Kristine Bissell

Francisco Mendoza

Janny Tao

Jimmy Yin

Mike Scripps

Social Committee

Kristine Bissell

PRC Google Group

PRC- Rockville

Newsletter Content

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**** Please note that future editions will be in electronic format****

Noteworthy Stuff from the HOA & Management

This coming year will be exciting for our neighborhood!

*Developer Checklist/Update on existing issues: *Thanks Carly Schrader for this update!*

>Construction of the intersection at the back of the neighborhood at Muncaster Mill Road has been completed, except for the final layer of pavement (topping). The road can only be paved at certain temperatures above freezing, thus expect this to occur sometime in the spring. Please continue to exercise extreme caution when exiting or entering the neighborhood there, as normal traffic on Muncaster is not accustomed to this new intersection. Remember, there is no traffic light to control thru traffic, so you are entering the road where oncoming traffic can be going well over the 40 mph posted limit.

>Final paving (topping) of the roads are scheduled for the spring in Phase 1 and 3. There will be a schedule advising everyone to not park on the road when paving is scheduled to start.

>Bond release work will continue throughout 2016

>Approximately 25 homes are left to be sold in Phase 2

>All of the reported burnt-out lights were replaced. There are 2 lights with wiring issues that Stanley Martin is working with Pepco to fix.

The Association will be turning over to homeowner control sometime during the spring. The exact date has not yet been determined. Anyone interested in serving on the Board or a Committee should contact Kathy via email. She will be putting together a mailing once the date has been narrowed down.

Thanks everyone for your patience and helpful input!



Effective NOW, the trash pick- up days will be on Monday and Thursday. The recycling day will remain on Thursdays. Please make sure that the receptacles are out of public view on non-pick-up days! You may put them out the night before after 6pm. Also remember on holiday weeks that the schedule changes, usually a day or so later for pick up.

The trash removal is through the Association (recycling is through the County). The removal of trash will occur on all holidays that fall on a regularly scheduled pick-up day, with the exception of Thanksgiving Day, Christmas Day, New Year's Day, Memorial Day, Labor Day and July 4th. When a designated pickup day falls on one of these holidays, uncollected trash shall be removed on the next regularly scheduled pickup day.

IMPORTANT

Reminder!

Covenants Committee Notes

Next meeting: Feb 1, 2016

Covenant Committee Members:

Kristine Bissell, Francisco Mendoza, Mike Scripps, Janny Tao, Jimmy Yin

Although this was sent to you via mail recently, a few reminders that we would like to reiterate.

Shoveling: Please remember that it is the homeowner's responsibility to shovel the sidewalk in front of their property. Even though it is a public sidewalk, it is Maryland law to do so!

Holiday Decorations: We had an awesome holiday season where many neighbors celebrated with spectacular holiday décor. If you haven't done so, it is now time to remove them and pack them away for next year. This will help maintain the visual appeal of our community.

Trash/Recycling: With the exception of pick up day (normally Monday and Thursday), please remember to store them away to keep the neighborhood looking neat.

Deer Deterrents: By now, you obviously have noticed that there are many deer in the area. Please be careful driving in the surrounding area, especially Needwood and Avery Road. While there are no "deer-proof" plants, deer do definitely prefer less than others. Verify this with your local nursery before making plant choices. Sprays, pellets, and even predator urine are some examples that some neighbors have been using with success. Finally, deer netting can be applied to plants where deer like to browse.



Social Committee

The budget for the Social Committee has been approved for \$3,000 for use in 2016. Kristine Bissell will be looking to hold a meeting early in 2016 to get ideas for a calendar of events. Before any such meeting is scheduled the community will be notified. Stay tuned! We're going to have some great events!



Community Events/Announcements

Although cold weather has settled in and a lot of the heavy construction has halted for the winter, please continue to watch your speed in the neighborhood. There are still smaller pieces of equipment, like the “bobcats”, that continue to work even though the ground is frozen. With the manhole covers protruding high in the road until the final pavement is completed, it is normal to try to “dodge” them. Minding your speed will help avoid any accidents with the slow moving construction vehicles, not to mention your neighbors who could be walking or driving!

The huge snowstorm this past week tested everyone's patience. Being cooped up for days just isn't in our modern DNA. Although it is “back-breaking” and exhausting, pace yourselves and take frequent breaks (rest and water) as you shovel yourselves out. For those with a walk-out basement, remember to uncover the drain to avoid flooding into your basement.

Although it isn't a huge problem, please remember to drain your outdoor faucets. Most of us keep the inside temperature high enough that freezing pipes isn't a huge issue, however, if you go away for a few days and turn your heat down, even to the 50's, that can potentially cause your outdoor faucets to freeze up and create a broken pipe problem. Don't risk it!

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To interact virtually daily with our neighborhood and a few others, make sure you register yourself at:

<https://preserveatrockcreek.nextdoor.com>

It only takes a minute or so, but you can immediately see what is being discussed about the neighborhood.

If you have something to pass along in the newsletter, please contact Jim Liaw at jimeliaw@gmail.com



Calendar of Events

Feb, 1	Covenant's Meeting (call Kathy for details)
Mon, Feb 15	Federal Holiday – President's Day – NO SCHOOL
Sun, Mar 13	Day Light Savings Time – Move your clocks ahead!
Sun, Mar 20	First day of Spring!
Fri, Mar 25-Fri, Apr 1	Mont. Cty- Spring Vacation – NO SCHOOL

CLASSIFIEDS

The community newsletter will accept classified ads of 40 words or less from owners or residents! We screen all requests to make sure that you are supporting your neighbors.

**If an ad is no longer good, please let me know!*

Email your ad to Jim Liaw at jimeliaw@gmail.com.

Babysitting Job Requested: Christopher Koelln - 23 yr old Aupair from Germany, living at 5805 Coppelia Drive, available 9:30am-3:30pm school days; weekends anytime 301-775-8264



“PRC List” – The Preferred List of Providers/Services

****All vetted & recommended by your fellow neighbors!***

**Did you have a great experience with a HVAC company? Plumber? Repair shop for your car? Here is where you can help your neighbors out by spreading the word about someone or someplace that you want to brag about!*

Magic House Cleaning Services- We have 10 years of experience and can provide excellent references. Call for free estimate! M.J. Arevalo 240-644-4850 / 240-380-9977

White Flint Auto Repair – 301-984-3902 -Call Juan or Allen who have taken care of me for over 5 years and have saved me a bundle! They have an almost perfect Yelp rating of 5 stars! -Jim Liaw

Finally....Rockville area news...Stay Tuned.....

White Flint Mall takes its final bow...

For those long- time Montgomery County residents, remember that restaurant on the 3rd level in the middle of the mall right by the movie theatre and Dave and Buster's?

That is the old restaurant tower in the picture below with Lord & Taylor on the left....



Source: Friends of White Flint

Remember to send me your email address so I can get you on the master list for future newsletter editions! See you in March!

-Jim