

# THE PRESERVE AT ROCK CREEK

A STANLEY MARTIN & WINCHESTER HOMES COMMUNITY

HOA NEWSLETTER

NOVEMBER 2015

I don't know where everyone lived before, but Diane and I were shocked when we received our first electric bill last spring. We lived right down the road at the King Farm complex in a townhouse. I figured that with all of the extra square footage, that I was going to be crying from the "increased premium" of living in a much bigger house. I remember laughing when Sam Greer told us that these new homes are highly efficient and square footage-wise, we'd be paying LESS? Wow! To make it short, our electric bill for ~4900 sq. ft. is LESS than our ~2400 sq. ft. townhouse!

We live in a wonderful neighborhood not too far from everything. Sure, you have to either sit in traffic on Muncaster Mill until you pass that light at 7-11, or you have to maneuver your car down Avery Road like you're practicing for an Indy 500 run, but how many other "new" developments are this far south in this part of Montgomery County? Something else occurred when we moved in; we noticed that neighbors actually "wave" to each other here! On the NextDoor site, there is lots of participation by your neighbors weighing in on everything from suggestions, helpful comments, and notices "welcoming" new residents!

At the end of this newsletter, I included some interesting tidbits on the White Flint project because I truly believe that it will ultimately help property values in lower Montgomery County, and we live in it even though it may "seem" far away.

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

We live in a great neighborhood!

-Jim Liaw- Heartwood Drive

[JIMELIAW@GMAIL.COM](mailto:JIMELIAW@GMAIL.COM)

## COMMUNITY CONTACTS

### **Kathy Simonovich**

HOA Community Manager

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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*

Many of the un-even slabs of sidewalks have been repaired in the past few weeks. Thanks to everyone who pointed them out to management!

## *Developer Checklist/Update on existing issues:*

>Construction of the intersection at the back of the neighborhood has started, but it is still a little ways from being completed. Please continue to exercise extreme caution when exiting or entering the neighborhood there.

>Tot Lot- They have seeded the area and cleaned up the debris. They have put in benches, but will not be putting in anything else at this point. If the HOA wants to put in swings, or a covered area, we can do that with our reserve money once the bond is released, but at this point Stanley Martin is finished with that project.

>Trees- SM WILL NOT BE REPLACING ANY TREES UNTIL PRIOR TO THE BOND RELEASE! Rest assured, they will be replaced, but not until before the bond is released and turned over. The county will be responsible for the maintenance and replacement of the trees which line the sidewalk, after the bond is released. The HOA will be responsible for the trees in the dry pond, community areas, and along Bowie Mill. All trees which need to be re- staked, will be.

>Paved Roads- Roads in phase 1 will be paved next spring/summer. The entrance off Bowie Mill will also be fixed at that time.

>A few parents who took their kids out trick-or-treating noticed that the neighborhood seemed unusually dark. SFMC is aware of the issues with the streetlights that are burnt out. They will be fixed within the few weeks. No additional lights will be put in the neighborhood, as this was approved by the county and meets county standards. We are looking into working with an electrician to light up the signage in the main entrance.

>"Greenskeeper" is the Association's landscape maintenance contractor. They will be taking on additional common areas in 2016. They are responsible for the mowing, edging, seeding, etc. for the common areas that have been turned over to the HOA for maintenance. They will also be handling the spring and fall flower rotations at the entrances in 2016.

(continued)

>Parking-There is not a lot that can be done about the current parking situation by the model home. So please be careful driving through this area.

>Path- Stanley Martin is revising the application of the path. They should be starting the path in the spring. The path has a lot of complications in the application phase that we don't think they were aware of when they submitted the initial application. Again, we will have a path, it just will be later than we anticipated.

>Responsibility of the Homeowners- It is the homeowner's responsibility to maintain the lawn in front of the home, including what is in the ditch line. It is also the homeowner's responsibility to shovel the sidewalk in front of the property (as we move into the winter season).

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.**

**IMPORTANT**

**Reminder!**

# ***Covenants Committee Notes***

## ***Next meeting: Tues Dec 1, 2015***

Covenant Committee Members:

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

In order to attend the Covenants Meetings anyone interested must contact the SFMC directly at least a week ahead of time to confirm the meeting time, location, and to confirm whether or not a meeting will take place that month. This is in order to make sure there is enough space for those that want to attend since we are holding the meetings in private residences at this time and this would give the CC adequate time to make other arrangements if the location should need to change.

Please note at different times the Covenants Committee may hold an Executive Session, which is closed to the general community in order to review topics, such as violations or hold hearings, which are of a sensitive nature, per Maryland Statute Section 11B-111. Generally, Executive Session will be short and meetings are planned to open by approximately 7:00pm to the neighborhood. *Again, anyone interested in attending should contact Kathy Simonovich, Community Manager, who will inform you of the location and the exact time for open session.*

All architectural modification requests are to be submitted through SFMC for processing; please do not send a request to a Covenants Committee member directly. Timing of the Application Review Process will vary. When applications are reviewed outside of a meeting (which the Committee does in order to process applications quickly), all 5 of the Committee members must respond before an application can be approved/denied. Please understand that all Covenants Members are volunteering their time to help improve and maintain the community environment.

Thank you for your patience as we work to better the community.

-Kristine Bissell



# ***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.



## ***Community Events/Announcements/Developer Updates***

Sam Greer thanks everyone for attending the recent Bar-BQ lunch on Sat, Oct 24! It was great getting the neighborhood together again!

Improvements to Muncaster Mill Rd to be complete by end of year

Tot lot has been constructed in Ph 1B. The turf around the landscaping and the large open playing field behind the tot lot is being worked to be stabilized prior to winter.

Street light outages are being worked on, hope to have completed in next couple of weeks.



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.

I am still working on our “google group”: PRC-Rockville

If you have something to pass along in the newsletter, please contact Jim Liaw at [jimeliaw@gmail.com](mailto:jimeliaw@gmail.com)



## ***Calendar of Events***

Weds, Nov 25	Early Release Day (ALL Kids)
Thurs, Nov 26	Thanksgiving – Federal Holiday (No School!)
Fri, Nov 27	No School
Thurs, Dec 24	Winter Vacation – No School
Fri, Dec 25	Federal Holiday
Mon, Dec 28-Jan1	Winter 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. Email your ad to Jim Liaw at [jimeliaw@gmail.com](mailto: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.....*

Source: Friends of White Flint



Dozens of people gave their priorities to the Montgomery Planning Department at the October 14 White Flint 2 Meeting at Luxmanor Elementary.

After an introduction and welcome by Planning Board Chair Casey Anderson, Planning Board staff gave an overview of White Flint 2. (You can view their informative PowerPoint here.) Here are a couple of interesting tidbits:

- The largest age group in White Flint 2 are people aged 25 to 34 with the second largest group are folks over age 55.
- By and large, people in White Flint 2 earn a bit more than most in Montgomery County.
- There's a great deal of vacant office space in White Flint 2. Most of the office space in the White Flint 2 area is located around Executive Blvd and is older and suburban in style. The White Flint 2 office space commands 12% lower rates than the rest of Montgomery County.
- Retail makes up 25% of the commercial space, and most of it is located along Route 355. The retail stores of White Flint 2 are four percent of the total Montgomery County retail sales.



•Industrial space (production, distribution, and repair properties) are mostly located along Randolph, Parklawn, and Boiling Brook.

•56% of White Flint 2 space has an impervious surface, and there is an existing tree canopy over 28% of White Flint 2.

The participants broke up into groups to discuss what people want to see in White Flint 2 and to ask questions of Planning staff. After talking for an hour, the groups reported their findings to the larger crowd. Here is what folks said they want in the White Flint 2 sector.

Increase the capacity of schools, especially middle and high schools. (This was one of the top concerns of the people at this meeting.)

•There must be better connectivity along roads, sidewalks, and bike paths. (This was one of the top priorities for many in the room)

•Make sure that the underground infrastructure has the capacity to handle new development and address current capacity issues (water, electric, sewer, etc.)

•Handicap access is critical, and it should be attractive and flow naturally.

•The employment sector (the area around Executive Blvd) could be re-created as a wellness sector with gyms, doctors, parks, etc.

•White Flint 2 must be extremely pedestrian-friendly.

•Parking should be under and behind buildings.

•Re-work the Boiling Brook and Randolph Road intersection.

•Have more amenities, like restaurants, in the employment sector.

•Build a Marc station at Nicholson Court.

•Turn Rocking Horse Center into parkland.

•Have better connections over the railroad tracks

•Include an 55+ active adult community in White Flint 2

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

*-Jim*