

THE PRESERVE AT ROCK CREEK

A STANLEY MARTIN & WINCHESTER HOMES COMMUNITY

HOA NEWSLETTER

OCTOBER 2015

Welcome to the FIRST electronic edition of your neighborhood newsletter!

We are going to see how it goes with sending the newsletter via electronic format. Thanks to everyone who submitted their email addresses so we can keep costs down. Hopefully everyone received the paper edition which was mailed by SFMC to everyone on record, so send me an email if you would like a copy of it.

Wow! The neighborhood is progressing nicely as we enter the fall season. The last phase of the neighborhood is in full swing. Take a walk during the few nice evenings we have left down Heartwood Drive to see how the houses are coming along! Say hi to some new neighbors who have moved in since the last newsletter. Diane and I met a neighbor from King Farm, (where we lived before) who just moved in! King Farm is an excellent neighborhood with many amenities within walking distance, yet they chose to move to our neighborhood!

As always, please mind your speed in the neighborhood. There are a lot of your neighbors and children taking evening walks! Remember that there is still a lot of construction and contractor traffic driving through as well.

Jim Liaw- Heartwood Drive

"Cooperation + Interaction = Progress!"

JIMELIAW@GMAIL.COM

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

COMMUNITY CONTACTS

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HOA Community Manager

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Board of Directors

Gordon B. Thomas

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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Noteworthy Stuff from the HOA & Management

There will be an HOA Board meeting on Tuesday, Oct. 27, 2015. After this meeting, the budget for the next year will be released as well as a developer update on the neighborhood. By now, you should have received the letter from SFMC.

There have been a lot of concerns with the many un-even slabs of sidewalks in the neighborhood. Rest assured, they are being addressed and we hope to get them resolved ASAP. Thanks for reporting this issue along with the burned-out street lights. The issues that have been brought up are on Stanley Martin and Winchester Homes' "punch list" to take care of before the bond release is done. It is being updated consistently to ensure that any issues are being addressed. As always, any concerns/issues should be brought directly to Kathy's attention via email or a direct call.

Please make sure that you have the NEW style of recycling bin (left). The old one (right) resembles the cans used for trash and it was observed that the collectors mixed both as trash. The one on the left is the NEW style that should be used for recycling only! Call 311 to obtain the NEW style bins and blue boxes from the county. Thanks to your neighbor, Janny Tao, who brought this up!



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.

IMPORTANT

Reminder!

Covenants Committee Notes

Next meeting: Tues Nov 3, 2015 @ 7:15pm

Covenant Committee Members:

Kristine Bissell
Francisco Mendoza
Mike Scripps
Janny Tao
Jimmy Yin

As the neighborhood slowly fills in, this is a reminder that the covenants rules must be adhered to! Violation notices are being written at somewhat of an alarming rate and we thought that it might be a good time to discuss this here.

*“Everyone has been doing this all along, why the hassle now?”
“It’s MY Property! I can do whatever I WANT!!”*

Many of the early residents have done things, such as planting vegetable gardens prior to the formation of the Architectural Covenants Committee and didn’t think anything of it. However, it is considered a modification of the property (even though it is yours) and has to be approved via the proper channels. Remember: “anything” that was not originally part of the landscape when you bought your home should be checked with the “Design Guidelines” to ensure compliance (email me for a copy). Anything outside of the exemptions must be approved. This may sound harsh, but think of this, what if your neighbor decided to paint their house purple and put an 8 foot fence up along your property line? This example is why there is a committee (composed of your neighbors) that would review your request and ensure that your request for a modification would not drastically alter the aesthetics of the neighborhood. This helps maintain the most valuable asset we all have, your property value.

Please note the Covenants Committee will be meeting the 1st Tuesday of every month at 6:30 p.m. for committee members and then open around 7:15p.m. to everyone else. The location of the meetings will be announced a week before the scheduled meeting date. Anyone interested in attending should contact Kathy Simonovich, Community Manager. All architectural modification requests are to be submitted through SFMC for processing.



Social Committee

For the remainder of 2015, they are working on a calendar of events for next year, pending approval of a budget to work with! She is currently working on a neighborhood “Block Party” for next year and possibly a community yard sale TBA. Please message Kristine Bissell at our neighborhood “NextDoor” site with any ideas for 2016!

Community Events/Announcements/Developer Updates

The Winchester model home at the front of the neighborhood is about to be turned over to the owner. You can see as you drive out at the front of the neighborhood that the office in the garage is being taken out to prepare for the owners.

Magruder football Coach Fowler is hoping that everyone can attend the “only-true” home game for the Magruder Colonels on Friday, October 30th against Poolesville High School. Come support the football team that is truly in our own backyard!

The Tot lot is open for use and many of the kids have been enjoying it!

Muncaster Mill Rd roadwork has commenced and we anticipate that the right-of-way construction will be completed by Nov. 2015. Until it is done, please continue to exercise extreme caution when using the back way out of the neighborhood as the gravel is still loose and the traffic on Muncaster Mill Road does not slow down at this point.



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 just created our “google group” and am in the process of filling it in: PRC-Rockville

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



Calendar of Events

Fri, Oct 16		No School
Tues, Oct 27		HOA Board Meeting
Sat, Oct 31		Halloween *PLEASE have your porch lights on if you're passing out treats!
Sun, Nov 1		Daylight Savings Ends! (Fall back 1 hour!)
Tues, Nov 3	7:15-8:00pm	Covenants Committee Meeting
Weds, Nov 11		Veteran's Day – Federal Holiday (Early Release K-8 th grade)
Thurs, Nov 12		Early Release Day (K-8 th grade)
Weds, Nov 25		Early Release Day (ALL Kids)
Thurs, Nov 26		Thanksgiving – Federal Holiday (No School!)
Fri, Nov 27		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.

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

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

Wondering about all that construction At Shady Grove? Here is a little tidbit on what is happening nearby at the Shady Grove Metro Station!

The Shady Grove Sector Plan aims to:



- **Feature a mix of residential, office, retail and commercial development concentrated at the Metro station with parks, recreation and other community serving uses.**
- **Strengthen the Derwood community by providing compatible development, better access to the Metro station, increased recreation and park opportunities and new public facilities including a library and an elementary school.**
- **Achieve between 5,400 and 6, 340 new residential units and approximately 7,000 new jobs within the planning area.**
- **Provide a variety of housing choices with affordable and workforce housing.**
- **Create a new street network in the Metro Neighborhoods that improves access to the Metro Station and expand bikeways and the trail system serving the community.**
- **Emphasize transit use by requiring new development to mitigate vehicular trips.**
- **Create a series of open spaces, urban and public parks, and streetscapes with ground level retail/commercial uses that accommodate pedestrians and encourage street life.**

“Progress...progress...progress... Moving Forward!” Remember to send me your email address so I can get you on the master list for future newsletter editions!

-Jim