

THE PRESERVE AT ROCK CREEK

A STANLEY MARTIN & WINCHESTER HOMES COMMUNITY

HOA NEWSLETTER

SEPTEMBER 2015

Welcome to the inaugural edition of the Preserve @ Rock Creek!

I am your neighbor, Jim Liaw, and I have been tasked with getting our community newsletter up and running!

It wasn't that long ago that our fledgling neighborhood was just a cornfield nestled right behind Col. Zadok Magruder High School. I never dreamed that when I graduated from ol' MHS, that I would be living right across the field from it! We have all chosen to make our homes here and I hope to eventually meet every one of you!

There are still a lot of homes to be built and thus I urge you to be careful on our neighborhood roads as the final layer of asphalt still needs to be laid. In the meantime, watch your speed as you go around those "raised" man-hole covers! The sidewalks still need to be fixed as there was a lot of work done recently on the drainage pits, so there are a lot of uneven areas. Take extreme care if you exit or enter the neighborhood at the unfinished entrance near the ICC, as there isn't a marked intersection or turn lane in place. It is tempting to use it because of the rush hour backups in the evening, but just remember that this is still a construction zone with a lot of heavy equipment in the area!

Jeff Chen and Elizabeth (Liz) Corrente were appointed by the Board of Directors to serve as Directors on the Board. Both Jeff and Liz are working with SFMC (current Management Agent of the Association) to become familiar with contracts, rules and regulations, budgets, etc. of the HOA. Additionally, the Board of Directors appointed a Covenants Committee made up of homeowner volunteers. These members will be reviewing all architectural modification requests and work with Management and enforcing the rules and regulations of the Association. It is requested that inquiries/concerns be directed to Kathy Simonovich. Preserve @ Rock Creek HOA utilizes the services of a professional management company. It is important to have one line of communication to the developer during the construction phase. We will include a developer update in the newsletter to keep all neighbors informed.

As this is the FIRST edition, I am basically modeling it after the one where I am currently also the editor: The Gallery @ White Flint. It will evolve based on our own neighborhood's wants/needs, as our community is obviously different than a high rise condominium! I need your input and suggestions to make it useful to our community! It may seem sparse right now, but as time goes, it will be filled with the information that will be most useful to you.

Jim Liaw- Heartwood Drive

"Cooperation + Interaction = Progress!"

JIMELIAW/GMAIL.COM

COMMUNITY CONTACTS

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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

TBA

Newsletter Content

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



Noteworthy Stuff from the HOA & Management

Here is where your HOA representatives will let you know about what's going on in the governing of our neighborhood. We will try to have answers to your concerns in this column.

Going forward to save on costs, the newsletter will be emailed to everyone in electronic format. Please email me at JIMELIAW@gmail.com to get on the master distribution list for ongoing newsletters! It is important that we compile a master email list of the neighborhood so that we can keep everyone informed of pertinent news as in-person HOA meetings will not be held monthly as in many other higher density communities. We are going to explore the possibility of Magruder High School allowing us use of a room on an occasional basis in order to hold meetings.

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.

Effective Monday, Sept. 14th, 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!

IMPORTANT

Reminder!

New Members of the Covenants Committee

Congrats on the founding members of the Covenants Committee!

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

This committee has the important task of reviewing architectural modification requests submitted by the residents and enforcing the rules set by the HOA. In other words, if you decided to put an Olympic-sized pool in your backyard or a 20 foot barbed wire fence, it has to get the blessing of this committee!

Please note the Covenants Committee will be meeting the 1st Tuesday of every month at 6:30 p.m. 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

Kristine Bissell is looking for help in building the Social Committee. Please message her at our neighborhood “NextDoor” site with any ideas, or to join this committee! She is currently working on a neighborhood “Block Party” for next year and possibly a community yard sale TBA.

Community Events/Announcements/Developer Updates

This section will be used to announce any upcoming events in the area that might be of interest to you. As we are somewhat of a "closed community", meaning that it isn't really walking distance to any stores/places of interest, I thought that it would be helpful to spread the word about anything that isn't too far of a drive?

Tot lot construction is scheduled to start the week of Sept. 14th. It is anticipated it will take 2 weeks to complete. To date, our land development team has removed a stockpile of dirt from the location of the play areas and mass graded the site. We received word that the playground equipment has been manufactured and is en route to be installed.

Muncaster Mill Rd roadwork has commenced and we anticipate that the right-of-way construction will be completed by Nov. 2015.

Based on the current sales paces from both Winchester Home and SMH, it is anticipated that we will be turning over the HOA to the homeowners in Feb/March 2016.

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

Calendar of Events

Mon, Sept 14	No School
Weds, Sept 23	No School
Fri, Oct 2	½ Day School- Early Dismissal
Mon, Oct 12	Federal Holiday- Columbus Day (yes, there IS school!)
Fri, Oct 16	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.

*The NextDoor site has been an excellent tool for those that are selling/giving away un-needed items. We may use this section for “semi-permanent listings, such as baby-sitting? Lawn Mowing?



“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!*

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



Source: "Friends of White Flint"

White Flint Mall Owners have FINALLY started Exterior Demolition!

The White Flint Mall General Manager said in a letter to the community, "White Flint Mall will begin the demolition of three sections of the Mall parking garage (excluding those parking garage areas serving Lord & Taylor) beginning Wednesday, July 8. The demolition is scheduled between the hours of 7 am and 7 pm, Monday through Friday, for the duration of the garage demolition project, which is expected to last approximately three to four months.

For safety reasons, the roadways along this demolition site perimeter will be closed during the aforementioned times, but will be re-opened each evening. The roadways will remain open on Saturday and Sunday, and all observed national holidays. During this demolition, we will follow Montgomery County Code requirements to the fullest extent, to include safety monitoring, noise ordinance, and security patrols.

A HUGE day for "Friends of White Flint"! We launched an audacious campaign to persuade Marriott to pick the Pike District for its new headquarters. Marriott wants transit, amenities attractive to millennials, and a more urban environment. The Pike District has all that ... and more. Only a couple of miles from Marriott's current location, the Pike District is truly the perfect location for their new headquarters.

You can be an important part of #PickthePike. Tweet and post photos of our new ad and our press conference with the hashtag #PickthePike. Let's show the world that the Pike District welcomes Marriott with open arms!!!!

And check out our new website, www.PickthePike.org

“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