

THE PRESERVE AT ROCK CREEK

HOA NEWSLETTER

2ND QUARTER 2017

A Few Friendly Reminders

1. Please find the most up to date information on the Preserve at Rock Creek Community Web-site: www.preserverockcreek.org
2. Please email any comments, concerns or questions to: contact@preserverockcreek.org; this will go to our property manager and allow the BOD to see your comments and concerns and to be aware of what is happening in the neighborhood
3. Vegetable gardens should only be placed in the rear plane of your property – no side yard or side of home locations allowed.
 - o Vegetable gardens may not exceed 1% of your total lot square footage and may be protected with approved deer screening from April 15-Nov. 15. Please review The Architectural Guidelines for Deer Protection found in Section XIII.
4. Please take care of your street trees; the community landscaper will be mulching the trees in the coming weeks, but the trees are ours to maintain, so please remember to WATER!
5. Please place all trash in trashcans with lids to prevent trash from blowing away and attracting animals. Remember, it is not only the neighborly thing to do, but it is a violation to not have trash contained in your trash can with a lid.
 - o Trash pick-up will occur on all Mondays and Thursdays in Q2.
 - o Recycling will be delayed on the week of May 29th due to the Memorial Day Holiday; it will be picked up on Friday, June 2nd
6. The BOD has updated the Architectural Guidelines to make replacing your mailbox easier. When selecting either the style of mailbox (Winchester homes or Stanley Martin mailbox types) there is no need for an application to the Covenants Committee. You may interchangeably replace your mailbox with either style at any time. Contact contact@preserverockcreek.org for information on where to purchase the mailboxes.

Committee Updates

- The Social Committee: We will be hosting the neighborhood block party at the tot-lot on Saturday, September 9, 2017 beginning at noon.
 - o If you would like to volunteer to help with this event please email us at contact@preserverockcreek.org.
- The Capital Improvement Committee: Improvements to the community were discussed at the April 10th HOA meeting. It was decided that a community survey will be sent out and all the items will be reviewed again at the up-coming June 12th meeting. **Watch your email for a link to the survey!**
<https://www.surveymonkey.com/r/MVRXNF8>
- The Sound Protection Committee: This committee consists of homeowners whose homes border the ICC. This committee's goal is to potentially ask the county to build a sound wall.

COMMUNITY CONTACTS

Jennifer Green
Community Manager
jgreen@sfmtcinc.com
703-392-6006 x221

Board of Directors

Kristine Bissell - President
John Scheck - Vice President
Howard Roth - Treasurer
Liz Corrente - Secretary
Open Position

Covenants Committee

Howard Roth - Chair
Christina Scripps
Janny Tao - position will be open
Joong Kim
Anna Chou

Social Committee

Kristine Bissell - Chair
Jodie Stocksdales

Capital Expenditure Committee

Howard Roth - Chair
Mark Stocksdales
Eloi Kpamegan

Sound Protection Committee

Mark Stocksdales - Chair
Scaria Puthuppampil
Eloi Kpamegan
Jimmy Ibikunle
Wanxing Cui (Luke)
Chuanming Gao

Community Website

www.preserverockcreek.org

Questions/Concerns?

contact@preserverockcreek.org

HOA Meetings for 2017

June 12 th , Annual Meeting	7:00p – 9:00p	Sequoyah Elementary, All Purpose Room
Aug. 7 th , Board Meeting	7:00p – 9:00p	Location: TBD (requesting the same location)
Oct. 9 th , Board & Budget Meeting	7:00p – 9:00p	Sequoyah Elementary, All Purpose Room
Dec. 11 th , Board Meeting	7:00p – 9:00p	Sequoyah Elementary, All Purpose Room

Covenants Committee Meetings for 2017

May 2 nd	7:00p – 9:00p	Sequoyah Elementary, Classroom 12
June 6 th	7:00p – 9:00p	Sequoyah Elementary, Classroom 12
July 11 th	7:00p – 9:00p	Location: TBD (requesting the same location)
Aug. 1 st	7:00p – 9:00p	Location: TBD (requesting the same location)
Sept. 5 th	7:00p – 9:00p	Location: TBD (requesting the same location)
Oct. 3 rd	7:00p – 9:00p	Location: TBD (requesting the same location)
Nov. 7 th	7:00p – 9:00p	Location: TBD (requesting the same location)
Dec. 5 th	7:00p – 9:00p	Location: TBD (requesting the same location)

Developer Updates

- Restoration Bond (for plantings – trees, bushes and grass)
 - Phase 1 & 3 - Begin checking ASAP for any plant material that is dead – expected release Spring 2017
 - Phase 2 – earliest release is Fall 2017; could be later into Spring 2018
 - Builder is using Ashton Manor as landscaper to check for dead plants
- Right of Way Bond (roadway, sidewalk, and easement between roadway and sidewalk, including street lights)
 - Phase 1 & 3 – Released – street light outages can be reported to Montgomery County directly <http://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx>
 - Phase 2 – Fall 2017 for paving; actual bond release and turnover to HOA will occur later
 - Sidewalks – HOA is responsible for both sidewalks leading to the High School once those sidewalks branch off the neighborhood sidewalk that is in front of the homes
 - The HOA is also responsible for the side walk leading to the Elementary School running directly between two homes on Toboggan Lane, but NOT the sidewalk that is between the park land and the land the Board of Education owns also on Toboggan Lane in Phase 3
- Path and Park & Planning Bond (this is for the path)
 - Throughout the community – expected release is Spring/Summer 2017
 - HOA is only responsible for a very small segment of the path where it joins Harbinger Dr
 - Wire fencing along trail designating tree protection will come down when County allows
 - Any silt fencing along the path will come down when erosion is under control, per the County
 - Landscaping fabric along the trail (where the rocks are) will be trimmed before the path is off bond
 - Asphalt pile at Heartwood Dr/Cir. – to be cleaned up when trail is completed as will any trash
- Sediment Control Bond (storm water management ponds, silt fencing, and other areas under erosion control)
 - Phase 1 & 3 – Spring 2017
 - Phase 2 – Fall 2017 or Spring 2018
 - Any silt fencing in relation storm water management or other areas of erosion will be removed as the county allows
 - Storm Water Management ponds are owned by the HOA and maintained by the HOA, but will be fixed if there is an issue by the County
- Common Areas
 - All Common Areas have been turned over to the HOA
 - Phase 2 – Common areas expected to be completed by Summer 2017