

THE PRESERVE AT ROCK CREEK

HOA NEWSLETTER

3RD 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 Board of Directors (BOD) to see your comments and concerns and to be aware of what is happening in the neighborhood
3. Parking: When parking on the street please be careful not to park on the grass and try not to park opposite of anyone's driveway. Doing so makes it very difficult for people to back out of their driveways and increases the risk of an accidental bump.
4. Lawn Care: Please be aware that you are responsible for the grass around your property all the way up to the street. This means you need to water and mow the grass between the sidewalks and street in addition to the grass between your house and the sidewalks.
5. Street Trees: Please water the street trees in front of your property. The trees are county property but homeowners are responsible for their watering.
6. Fireworks: All private fireworks are illegal in Montgomery County. Shooting them off risks citation or arrest and also disturbs your neighbors and pets. Please do not set off any fireworks in the community.
7. Exterior Modifications: Please remember that all exterior modifications require approval from the Covenant Committee prior to starting any work. The Architectural Guidelines and Application are available on the community web site at PreserveRockCreek.org and click on Documents.
8. Email Consent: If you have not already given permission for us to deliver HOA documents to you via email, please do so. This will save the HOA (you) the cost of printing and mailing. Please visit the HOA web site at PreserveRockCreek.org and click on Documents.
9. Leash Law: Dogs should be on a leash in public areas, unless participating in a qualified activity.
<https://www.montgomerycountymd.gov/animalservices/Resources/Files/Chapter%205.pdf>

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.
 - 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 Annual HOA Meeting. It was decided that any improvements would be discussed at subsequent meetings and another survey would be sent in the future.
- 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. The committee has been successful at garnering support in the portion of the neighborhood most affected by a 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
Francisco Mendoza

Covenants Committee

Howard Roth - Chair
Christina Scripps
Joong Kim
Anna Chou

Social Committee

Kristine Bissell - Chair
Jodie Stocksdale

Capital Expenditure Committee

Howard Roth - Chair
Mark Stocksdale
Eloi Kpamegan

Sound Protection Committee

Mark Stocksdale - Chair
Scaria Puthupparampil
Eloi Kpamegan
Jimmy Ibikunle
Wanxing Cui (Luke)
Chuanming Gao

By-Laws Committee

Looking for members

Community Website

www.preserverockcreek.org

Questions/Concerns?

contact@preserverockcreek.org

- The By-Laws Committee: This committee was formed at the Annual Meeting by a resolution from the floor. This committee is looking for additional members.

HOA Meetings for 2017

Aug. 7 th , Board Meeting	7:00p – 9:00p	Redland Middle School Cafeteria
Oct. 9 th , Board & Budget Meeting	7:00p – 9:00p	Location: TBD
Dec. 11 th , Board Meeting	7:00p – 9:00p	Location: TBD

Covenants Committee Meetings for 2017

July 11 th	7:00p – 9:00p	Redland Middle School Cafeteria
Aug. 1 st	7:00p – 9:00p	Redland Middle School Cafeteria
Sept. 5 th	7:00p – 9:00p	Location: TBD
Oct. 3 rd	7:00p – 9:00p	Location: TBD
Nov. 7 th	7:00p – 9:00p	Location: TBD
Dec. 5 th	7:00p – 9:00p	Location: TBD

Annual HOA Meeting & By-Law Questions

During the Annual HOA Meeting the By-Laws were questioned many times. The BOD would like to address the By-Laws questions with answers here where the most relevant points are highlighted:

1. The Nominating Committee was brought up in reference to nominating members of the HOA for an open BOD position, but as shown below is NOT required:

*a. **ARTICLES, NOMINATION AND ELECTION OF DIRECTORS, Section 5.1. Nomination.***

Nomination for election to the Board of Directors, commencing with the first annual meeting of Members, may be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairperson, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee, if any, may be appointed by the Board of Directors prior to each annual meeting of the Members and such appointment may be announced at each annual meeting. The Nominating Committee may make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-Members.

2. A point was made that the BOD should have a contract with the management company with the ability to terminate the contract without cause with 30-days notice. This applies to a Management Company who entered into the agreement while the Declarant was in control; the Declarant is Stanley Martin. The new BOD was never given anything in writing or otherwise where we are the Successor of the Declarant.

*a. **DECLARATION, Section 11. 2. Duration of Management Agreement.***

Any management agreement entered into by the Association shall provide, among other things, that such agreement may be terminated for cause by either party upon thirty (30) days written notice thereof to the other party. The term of any such management agreement shall not exceed one (1) year; provided, however, that the term of any such management agreement may be renewable by mutual agreement of the parties for successive one (1)-year periods. Any Management Agreement entered into while the Declarant is in control of the Association must be terminable, without cause, any time after transfer of control, on not less than thirty (30) nor more than ninety (90) days notice, and no charge or penalty may be associated with such termination.

*b. **DECLARATION, Section 13. 16. Successors of Declarant.***

Any and all rights, reservations, easements, interests, exemptions, privileges and powers of the Declarant hereunder, or any part of them, may be assigned and transferred (exclusively or non-exclusively) by the Declarant by an instrument, in writing, without notice to the Association.

3. A point of order was mentioned at the start of the Annual Meeting to nominate a member of the HOA to run the Annual Meeting.

- a. There is nothing in any of the Articles, Declarations or By-Laws to suggest such a practice.