

THE PRESERVE AT ROCK CREEK

A STANLEY MARTIN & WINCHESTER HOMES COMMUNITY

HOA NEWSLETTER

4TH QUARTER 2016

"Jim... You're LATE with the newsletter!"

The HOA Board of Directors (BOD) and I thought that it would be better if I held off until AFTER the November meeting on Monday, Nov 7th so that answers for many questions regarding recent events could be answered to those that missed attending the meeting at nearby Redland Middle School. The community website is the BEST resource to get your questions answered! Email the BOD at contact@preserverockcreek.org to add yourself to the email distribution list and get notified when new content is posted to the web-site.

Web-site: www.preserverockcreek.org

The final ~5 homes are being built and half of the community has had the final layer of pavement completed so you don't have to play chicken with the previously raised manhole covers. Remember, the neighborhood roads have not yet been released off bond, thus the county has not assumed responsibility. I recently chatted with Sam Greer, who is shuttling back and forth to oversee the final sales. Stop by and say hi to him and Saurabh at the model home before they leave.

With the nice falls days, many neighbors have taken advantage of the nice evenings for a stroll and even use the various benches throughout the community to chat with neighbors. Just like cleaning up after our pets, please do not leave any debris afterwards. Remember: "someone" has to clean it up!

The recent community social at the Tot Lot was a huge success. Many neighbors got to meet face-to-face and mingle with new and old friends. Thanks Kristine! *If anyone has any pictures to share, please forward them to me for inclusion in future editions.

Enjoy the holidays...

-Jim Liaw- Heartwood Drive

JIMELIAW@GMAIL.COM



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

COMMUNITY CONTACTS

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

Board of Directors

Kristine Bissell-President
John Scheck – Vice President
Howard Roth - Treasurer
Liz Corrente - Secretary
Jeff Chen – At Large

Covenants Committee

Lara Woodruff
Christina Scripps
Janny Tao
Jimmy Yin

Social Committee

Kristine Bissell

Newsletter Content

Jim Liaw
JimELiaw@gmail.com

Community Website

www.preserverockcreek.org

Questions/Concerns?

contact@preserverockcreek.org



HOA Board of Directors & Management Meeting

The BOD terminated the contract with Allied Waste services as of Oct. 31st. By now, all of their blue cans should've been collected. Residents are responsible for getting their own trash cans with a fitted lid. A revised mailer was mailed dated Nov. 1st from SFMC with details. If you need another copy please email Jennifer Green at jgreen@sfmtcinc.com. I bought mine from Wal-Mart and it is the exact same size as my (medium) recycling can. It was ~\$68 and fit into my car's back seat for the trip home.



If you could not attend the HOA meeting last Monday at Redland Middle School you can get all the details on the community website, but I'll cover a few of the major points:

➤ Some community members expressed frustration at the pace of the Board of Directors' speed of conducting business. Remember all policy decisions must be done in a public setting and not behind closed doors. The BOD will always provide time for input after they conclude their discussions and it is always open for comments at

contact@preserverockcreek.org.

- The recent increase in the HOA fees was of obvious concern. When the budgets/reserves were created, grounds maintenance was vastly under-estimated as more common areas have come online (such as the areas around the tot lot, dry ponds, land around the trails). Per a request by a resident, we will petition Stanley Martin for a review of the initial community budget plan.
- Reminder: Stanley Martin is still responsible for snow removal this winter, not the county. Call Jennifer's office with any questions **(703)392-6006 x 221**.
- There was a map that was circulated in the meeting showing the landscape and where homeowners and SM were responsible for maintenance. Remember that you must mow/maintain the ditch in front of your home.
- The BOD would like remind owners to park in his/her garage and driveway as much as possible to keep the streets more passable and safer for children.
- Please remember to not block the sidewalk when you park your vehicles in the driveway and when you have guests to have them avoid parking directly behind your neighbors across the street.
- Please make sure to approach all traffic circles in the neighborhood by going right. These are ONE WAY circles. Please remind friends and contractors working in the neighborhood as well.
- Some community members have been using the NextDoor web-site to obtain HOA information and to try to get questions answered. Web-sites other than www.preserverockcreek.org are **NOT** the official source for the community news, by-laws, architectural guidelines or a way to contact the BOD. All emails sent to contact@preserverockcreek.org are seen by the BOD and Jennifer Green will serve as the point of contact and will respond to your request. We are striving for a response time of 72 business hours or less. Thank you for your patience!

Email: contact@preserverockcreek.org

Courtesy Reminder: A few months ago, many vehicles were broken into in the middle of the night. They all had one thing in common; the victimized cars were all unlocked. In this day and age, virtually every vehicle has a fob where it only takes a second to click to lock it. Use it!

IMPORTANT



Social Committee Event (Recap)

The Social Committee/HOA picnic held in September was a great success! Lots of food & drinks were available. The bouncy castle was a hit with the kids. Although it was a sweltering day, EVERYONE had a great time! If anyone has any pictures, please forward them to me so I can put them in the next edition.

Calendar of Events

Wed., Nov 23
Thurs., Nov 24
Fri., Nov 25

Mon., Dec. 12, 8:00-9:30pm

Mon., Dec. 26
Mon., Dec. 26 – Fri Dec 30

Mon, Feb 6, 7:00-9:00pm

½ Day School – All grades!
Thanksgiving- Federal Holiday – No School
No School

HOA Meeting

Sequoyah Elementary School – Multi-purpose room

Christmas – Federal Holiday
Winter Holiday – No School

HOA Board of Directors Meeting

Location TBD



Covenants Committee Notes

- Meetings are held on the 1st Tuesday of the month – inquire with SFMC for exact start time and location jgreen@sfmtcinc.com OR (703)392-6006 x 221
- Violations guidelines will initially be handled by email and then mail. If you are in violation, you will have 14 days to correct said violation and if the violation is not corrected a notice of hearing will be sent. The Board of Directors will decide the hearing outcomes.
- The updated Architectural Guidelines will be posted to the Preserve Rock Creek and will be open for comment for 10 days, after which point the BOD will finalize and formally publish the guidelines.
- Rules regarding vegetable garden fencing/protection have been relaxed due to overwhelming demand. See the website for details on what is allowed and expected.
- New rules allowing deer protection for plantings not covered under vegetable edible gardens has been added as well. Please check out the web-site for further details: www.preserverockcreek.org.

Community Stuff/Announcements



- Remember to drain your outdoor faucets to prevent freezing of the pipes and potential water damage.
- A Montgomery County inspector will review the final layer of pavement and report any deficiencies.
- **Trash Pick-Up:** The community has holiday trash pick-up on ALL holidays except for Christmas Day and New Year's Day. When one of these two holidays falls on a Monday or Thursday the trash will NOT be picked up and will resume on the following regularly scheduled pick-up day.
- **Recycling:** Montgomery County is responsible for recycling pick up. This will occur on Thursdays unless there is a holiday that occurs during the week. When a holiday occurs recycling pick-up will shift one day (to Friday) for pick-up.
- We are exploring the cost of using decorative rocks/stones to discourage parking on the grass in the common areas to reduce the amount of reseeding due to vehicles parking along Heartwood Drive from Magruder High School activities.

Thanks to Commander Patil for the useful info below!

****REPRINT from last issue***

**Montgomery County
Department of Police
6th District Community Resources
Commander Dinesh R. Patil**

Contact Information

6th District Address- 45A West Watkins Mill Rd Gaithersburg, MD 20878

Non Emergency Line – 301-279-8000 For police dispatch.

6th District Station – 240-773-5700 For general information

Request for County Services / Information - 311

District Commander email – 6DCommander@montgomerycountymd.gov

District Commander Twitter - @MCPD6DCommander

6th District Community Services Officer – POIII Scott Zimmerman / 240.773.5700 / 6DCSO@montgomerycountymd.gov

MCPD News – www.mymcpnews.com

About MCPD / Crime Stats / Info - <http://www.montgomerycountymd.gov/pol/index.html>

Online Resources

How to get a copy of a police report

<https://www.montgomerycountymd.gov/pol/howto/obtain.html>

How to report a county street light outage

<http://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx>

Montgomery County Open Data – Detailed Crime Information

<https://data.montgomerycountymd.gov/Public-Safety/Crime/icn6-v9z3>

Maryland Court Case Search – Search court records

<http://casesearch.courts.state.md.us/casesearch/>

Montgomery County Speed / Red Light Camera Ticket Payments

<https://www.montgomerycountymd.gov/pol/howto/pay.html>

Montgomery County Pay a Parking Ticket

<http://www.montgomerycountymd.gov/DOT-Parking/faq/pay-ticket.html>

Frequently Asked Questions

How do I get a repair order signed?

☑ Any police officer in the State of Maryland can sign off on an Safety Equipment Repair Order.

☑ Go to the 6th District station to meet with an officer.

How can I get fingerprinted?

☑ Fingerprinting is offered at the 6th District station for XX \$ on XX days. There are times due to staffing that these services will not be available. Please call before coming.

What Police Beat / Police Reporting Area do I live in?

<http://mcpd-md.maps.arcgis.com/apps/Viewer/index.html?appid=725e6c0ca4464d79b15b93ba93e50481>

FAQ – Montgomery County Parking Regulations

<https://www.montgomerycountymd.gov/goodneighbors/faqs.html>