

# THE PRESERVE AT ROCK CREEK

HOA NEWSLETTER

1<sup>ST</sup> QUARTER 2018

## A Few Friendly Reminders

1. **Please find the most up to date information on the Preserve at Rock Creek Community Web-site as well as a direct link to our PMP portal for homeowners: [www.preserverockcreek.org](http://www.preserverockcreek.org)**
2. **Please email any comments, concerns or questions to: [contact@preserverockcreek.org](mailto: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. **NEW MANAGEMENT COMPANY! See Community Contacts Section.**
4. **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.
5. **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.
6. **Street Trees:** Please water the street trees in front of your property. The trees are county property but homeowners are responsible for their watering.
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](http://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](http://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>
10. **Snow:** If there is a snow event please remember it is your responsibility to clear any snow from the sidewalk bordering your property.
11. **Noise Complaints:** The BOD was recently contacted to handle the noise coming from Magruder High School that was later than allowed by law. The current Montgomery County noise ordinance says that disturbances occurring between the hours of 9:00pm-7:00am Weekdays and 9:00pm-9:00am on Weekends constitute such a violation and should be reported to the Montgomery County Police using the non-emergency number: 301-279-8000.
12. **Trash Collection:** Trash collection will occur EVERY Monday and Thursday, with the only exceptions being if either Christmas Day or New Year's Day falls on one of these days. In that case trash will not be picked up and will resume on the following normal collection day.
13. **Recycling:** Any week where there is a holiday the recycling schedule is shifted and will occur one day later in the week.

## COMMUNITY CONTACTS

### Community Management Property Management People

Sean Hall  
**1-800-336-8009**  
**[sean.hall@pmpbiz.com](mailto:sean.hall@pmpbiz.com)**

### Board of Directors

John Scheck - President  
Kristine Bissell - Vice President  
Howard Roth - Treasurer  
Liz Corrente - Secretary  
Francisco Mendoza

### Covenants Committee

Howard Roth - Chair  
Joong Kim  
Anna Chou  
Noble Joseph  
Dikran Diarbi  
Damon Riley

### Social Committee

Kristine Bissell - Chair  
Jodie Stocksedale  
Lalla Maiga  
Francisco Mendoza  
Shirley Hsieh-Lau

### Capital Expenditure Committee

Howard Roth - Chair  
Mark Stocksedale  
Eloi Kpamegan  
Taline Diarbi  
Damon Riley

### Sound Protection Committee

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

### By-Laws Committee

Damon Riley  
Bing Liu  
Joseph Levy  
LeVaughn Crawford  
Paul Avelino  
Tom McDowell

### Community Website

**[www.preserverockcreek.org](http://www.preserverockcreek.org)**

### Questions/Concerns?

**[contact@preserverockcreek.org](mailto:contact@preserverockcreek.org)**

## Committee Updates

- **The Social Committee:** Will be holding a meeting to discuss and begin planning activities for 2018. The meeting will be held from **6:30pm-7:00pm** at Sequoyah Elementary School in the Media Room just before the BOD Meeting on **Feb. 5, 2018**.
- **The Capital Expenditures Committee:** Will be holding its next meeting from **6:30pm-7:00pm** at Sequoyah Elementary School, Classroom 12, just before the Covenants Committee Meeting on **Feb. 6, 2018**.
- **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.

**Update:** The committee's first path was to work with Montgomery County's Office of Consumer Protection's Director, Eric Friedman. The committee provided Mr. Friedman with the 2016 Sound Study that concluded that exterior noise levels were 71 dBA; which, exceed the acceptable levels as defined by Montgomery County and HUD. Mr. Friedman indicated that he worked with members of the County Planning board to review the site plan and concluded that Stanley Martin implemented the Sound attestation measurers that were documented. Montgomery County has claimed to no longer be responsible and has directed the team to work with the Maryland Highway Administration.

The second path was to secure a proposal from an attorney who could help us navigate the various county and state government agencies that could offer a resolution. A subset of the team met with Eugene I. Kane, Jr. Esq. to discuss our situation and provide a proposal for services. Due to some family emergencies, we have yet to receive the proposal. Upon receipt and review of the proposal, the committee will bring this to the board and the community to review and discuss potential next steps.

We will persist in pursuit of a resolution and will continue to speak with various agencies including the Maryland Highway Administration, Maryland Transportation Authority, and the Maryland Department of Transportation.

- **The By-Laws Committee:** This committee has been formed to propose modifications of the HOA By-Laws.

## HOA Meetings for 2018

Feb. 5 <sup>th</sup> , Board Meeting	7:00p – 9:00p	Location: Sequoyah Elementary School Media Room
April 2 <sup>nd</sup> , Board Meeting	7:00p – 9:00p	Location: Sequoyah Elementary School Media Room
June 4 <sup>th</sup> , Annual Meeting	7:00p – 9:00p	Location: TBD
Aug. 6 <sup>th</sup> , BOD Meeting	7:00p – 9:00p	Location: TBD
Oct. 1 <sup>st</sup> , BOD Meeting; Budget	7:00p – 9:00p	Location: TBD
Dec. 3 <sup>rd</sup> , BOD Meeting	7:00p – 9:00p	Location: TBD

## Covenants Committee Meetings for 2018

Feb. 6 <sup>th</sup>	7:00p – 9:00p	Location: Sequoyah Elementary School Classroom 12
Mar. 6 <sup>th</sup>	7:00p – 9:00p	Location: Sequoyah Elementary School Classroom 12
April 3 <sup>rd</sup>	7:00p – 9:00p	Location: Sequoyah Elementary School Classroom 10
May 1 <sup>st</sup>	7:00p – 9:00p	Location: Sequoyah Elementary School Classroom 10
June 5 <sup>th</sup>	7:00p – 9:00p	Location: Sequoyah Elementary School Classroom 12
July 10 <sup>th</sup>	7:00p – 9:00p	Location: TBD
Aug. 7 <sup>th</sup>	7:00p – 9:00p	Location: TBD
Sept. 4 <sup>th</sup>	7:00p – 9:00p	Location: TBD
Oct. 2 <sup>nd</sup>	7:00p – 9:00p	Location: TBD
Nov. 6 <sup>th</sup>	7:00p – 9:00p	Location: TBD
Dec. 4 <sup>th</sup>	7:00p – 9:00p	Location: TBD