

The Preserve at Rock Creek Newsletter



Second Quarter Newsletter 2021

Hello, The Preserve at Rock Creek neighbors and Happy Spring to everyone!

We are excited to share with you the second quarter newsletter for this year. We believe that communication is imperative within our homeowner's association. Our goal is to keep all neighbors educated and informed with the happenings of our community with as much transparency as possible. Our neighborhood continues to strive with our favorable location, impressive aesthetics, high property values and great neighbors, and we are truly a sought-out area of Montgomery county. As a matter of fact, recently a prospective home buyer sent us a private message on our Facebook page looking for a home in our neighborhood and rambled on about the many great reasons why they wanted to move here. We would like to express many thanks to our HOA's BOD, PMP, special committees and you, our neighbors for continuing to diligently work hard to make our community a great place to live.

Currently, we have 32 members in our Facebook page-this is great! If you are a member please invite some more of your neighbor friends to join-the more the merrier! Also, please reach out to us, the communications committee, if you would like to add or change anything in the newsletter. We are always looking for more topics to discuss.

In this issue, we would like to update you on recent approved changes to the architectural guidelines. We also have some important spring community updates to share as well as local school information. As always, we have our community reminders and upcoming events to share in addition to some extras. Enjoy the warm weather!

The Communications Committee
Taline Diarbi and Jim Liaw
Communications@preserverockcreek.org



Revision to Architectural Guidelines and Procedures

The following are several important changes that were proposed at the last BOD meeting on March 5, 2021 and approved:

*Fencing: Section VIII, Part 7, point 14, item IV: the words “***Natural Wood***” has been added as an approved color for temporary fencing.

*Fencing: Section VIII, Part 7, new point 15 “Winter Plant Protection Fencing” has been added.

Winter Plant Protection Fencing: Temporary fencing will be allowed, and ACC approval is not required providing the following guidelines are followed:

- i. The approval is for one winter only. Owners must apply and gain approval each year.***
- ii. Front yard fences are not allowed.***
- iii. Applications must include a plan showing exactly where the fence will go.***
- iv. Fences should meet the criteria described above in Vegetable or Primarily Edible Garden Fencing parts iv and v.***
- v. Winter plant protection fences are in violation of these guidelines if they are left up past May 15.***

*Vehicle Control: Section XI, point 8 has been revised:

Parking of motor vehicles with commercial lettering, including but not limited to vans, trucks, taxicabs, buses, or cars, is prohibited in the community, including areas that have been designated as guest parking. Any vehicle with Dual Rear Wheels (DRW), vehicles with more than two axles, vehicles with a registered GVWR in excess of 11,400 pounds and/or vehicles more than 23 feet in length (bumper to bumper), are restricted from parking upon the homeowner’s property or community common areas overnight without first the prior written approval of the Board of Directors.

o Requests are to be made via e-mail or telephone 30 days prior via current Property Management Company liaison by e-mail or telephone. Permission may be granted by the Board in intervals not to exceed 72 hours on a case-by-case basis.



- Approved and acceptable plant protection all year long.
- can be in all areas of the yard.



- Approved plant protection/winter fencing from Nov 1-May 15 Only.
- Must submit prior written request and receive approval from Covenants Committee YEARLY.
- Back Yard Only



- Unacceptable fencing due to color and position of stakes

Annual Community HOA Meeting Update

- Meeting date is scheduled for Wednesday June 9, 2021 at 7pm via zoom
- Backup date is July 7, 2021 at 7pm
- Election will be held virtually for *three* board members
- Call for nomination will be mailed to homeowners prior to meeting

Remember

Please note that meetings are open to all Homeowners of the Preserve at Rock Creek Community.

Reminder emails will be sent to all homeowners prior to each meeting with the proper Zoom meeting log in information.

We encourage you to join the meetings and hear the happenings in our community and to voice your opinion.

Management Information

Property Management People Inc.
955A Russell Avenue
Gaithersburg, MD 20879

Office: 301-963-3337
Fax: 301-694-9514
Website: www.pmpbiz.com

Property Manager:
Sean Hall
Sean.hall@pmpbiz.com

Community Information

Community website: www.preserverockcreek.org

Join our Facebook page *The Preserve @ Rock Creek – Derwood, MD*

To keep our community beautiful and safe, if you notice that something does not look right, please reach out to the property manager at sean.hall@pmpbiz.com

Spring Inspections Are Coming in May!

As the weather slowly warms up, we are all responsible for maintaining the exterior of our homes and any structures on our properties. This includes the following items:

- Proper mowing of the lawns
- Grass edging
- Mulching of trees and landscaped areas
- Removal of trash or debris in swale and drain (ditch area between sidewalk and street)
- Removal of mold on vinyl siding located on side or rear of home or of any other structure such as a deck.
- Removal of tree stakes in swale
- Painting of porch areas and gutters if needed

PMP will be conducting an inspection and addressing any areas that have not been maintained.



Montgomery County School Opening Information

There is still much confusion on the reopening of the Mo.Co. school system for in-person learning for our kids. The county has created a matrix for a phased-in return to "in-person instruction" which started on 3/1/2021 for certain special ed groups and for the general population on 3/15/2021. In essence, for the remainder of the current school year (2020-2021), there will be no complete return to normal instruction for the children.



By now, parents should have indicated what their preference is for partial in-person instruction. **The School Board just voted to speed up the current timeline for the return of student groups.** Students in Phase II Groups 2.1 and 2.2 will begin their phased return to school buildings by April 19. Group 2.2 was originally scheduled to begin their return on April 26. You should be following the guidelines for your individual school by looking at the MCPS and or school website.



GROUP 1.1

March 15

- Specific Special Education Programs
- Specific Career and Technical Education (CTE) Programs
- Grades K-3
- Alternative Education Programs
- CREA
- METS

GROUP 1.2

by April 6

- Specific Special Education Programs
- Grades 4-5
- Prekindergarten
- Grade 6
- Grade 12



GROUP 2.1

by April 19

- Grade 8
- Grade 9
- Grade 11

GROUP 2.2

by April 26

- Grade 7
- Grade 10

Community Reminders

- **Trash/Recycling:** Trash collection occurs EVERY Monday and Thursday and recycling occurs Thursday ONLY. All bins should be placed out **on** collection days only and should be put away out of sight promptly after pick-up. **Bins should not be left in driveways or in front of garages or at the side and rear of home.**
- **Lawn Care/Street Trees:** Please continue to maintain your yards, including the ditch or swale up to the street with proper mowing, weed control, mulching, seeding and watering.
- **Parking/Sidewalks:** When parking in your driveway, please remember not to block the sidewalk. If the sidewalk in front of your home has a crack, please call #311 to report the issue. Montgomery County will send out a contractor to review and have it repaired. ***PLEASE DO NOT PARK ON THE GRASS IN ALL AREAS OF THE NEIGHBORHOOD!!***
- **Speeding:** The speed limit in the neighborhood is 25mpg. With most of us currently at home, please mind your speed.
- **Exterior Modifications:** Reminder, reminder, reminder! All exterior modifications require approval from the Covenants Committee before starting any work. The application is found on the last page of the Architectural Guidelines PDF Document in our community website.
- **Leash Law:** Dogs should be on leash in public areas unless participating in a qualified activity. Please remember that many of us utilize the excellent sidewalks and paths that span the entire neighborhood, and some may become nervous upon encountering an unleashed dog. If this should occur, try to avoid contact and hopefully the owner should get the hint. As a last resort, please call the Montgomery County police non-emergency number at 301-279-8000.
- **Noise Complaints:** The current Montgomery County noise ordinance says that disturbances occurring between the hours of 9:00pm to 7:00am weekdays and 9:00pm to 9:00am on weekends constitute a violation and should be reported to the Montgomery County Police using the non-emergency number 301-279-8000



We are still looking for interested volunteers to form a Landscaping Committee. Members of this committee would meet occasionally to discuss the beautification of our neighborhood, and to make suggestions for improvement within the community to the board. If you are interested, please contact our property manager Sean at sean.hall@pmpbiz.com and or the board at board@preserverockcreek.org



John Scheck
Robert Bertrand
Tom McDowell
Damon Riley
Eric Kuo Hwa Wang
John Huanqiang Shi
Cheickna Souware

Property Manager
Sean Hall



Covenants Committee

Damon Riley
John Huanqiang Shi
Julie Hong
Vincent Lau

Communications Committee

Taline Diarbi
Jim Liaw

James Chou

Social Committee

Kristine Bissell
Cheickna Souware