

The Preserve at Rock Creek Newsletter



Third Quarter Newsletter 2021

Hello, Preserve Rock Creek Neighbors!

Your patience for the past year is finally being rewarded. We have just gone through an unprecedented period in our lifetime. I asked my clients if they could ever recall a time in history, including wars and other period of extreme crisis, where we were not just asked, but mandated to stay put and shut life down as we knew it? I told my son that he had just experienced a shutdown of the strongest economy in history due to a (hopefully) once in a lifetime pandemic.

We got through this. My family has noticed during our walks that little things such as crossing the street when you've approached others, just to give your neighbor that extra sense of comfort, has helped everyone feel that we care about everyone in our community. I applaud each of you for doing what it took to ensure the safety of yourselves, your families, and anyone else that you encountered.

Did you see the recent graduation at Magruder High School? Due to the COVID restrictions, it was held outside on the football field. The last time the seniors graduated on that football field? It was my own graduating year..... of 1985.

2021 will hopefully be a great year for you as life gets hopefully back to normal!

We hope you enjoy this edition of the newsletter and find it helpful and informative. Once again, please contact us, the communications team, for any comments or questions about the newsletter.

-Jim Liaw and Taline Diarbi (Communications@PreserveRockcreek.org)



PMP Inspections

PMP conducts frequent inspections of our neighborhood to address any issues or areas that are not properly maintained. Now that we are into summer, please continue to be responsible for maintaining the exterior of your home and any structure on your property. This includes the following items:

- Weed removal in front, rear, side of home and all trees including the ones in the swales
- Proper mowing of the lawns
- Grass edging
- Mulching of trees and landscaped areas (in swales too)
- Removal of trash or debris in swale and drain (in swales)
- Removal of mold on brick or vinyl siding located on front, 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

HOA Annual Reconvening Meeting

The Preserve at Rock Creek 2021 Annual HOA reconvening meeting will be held on July 7th at 7pm via zoom due to not meeting quorum in June. Dial in information will be shared by email and Facebook. Please make every effort to attend.

3 new board members will be elected to serve on the board.

In order to make it as easy and secure as possible for our members, we are using an on-line voting service, ezVote. This voting system is secure, authenticating you as an eligible voter and verifying that only you can cast your vote. The live ballots will be emailed to all homeowners.

Our bylaws dictate that we have only 1-vote-per-household. For properties with more than one voter listed, only the first person from each property to complete their ballot will be able to cast a ballot-the remaining voter will be locked out. Hope to see everyone on July 7th for this zoom meeting.



Annual Preserve at Rock Creek barbeque and gathering.

September 25 from 11:30am to 4pm

Location: PRC Tot Lot at Harbinger Drive.

Details to follow.

Special thanks to Kristine Bissell and the social committee in advance for planning and organizing this fun event for our community!!

Community Update

Out with the old and in with the new! The landscaping at the monument at the corner of Coppelia Dr and Bowie Mill Rd has been updated with brand new plantings from The Landscapers LLC. Thank you to the landscaping committee for initiating and seeing the project through. Here are some photos of the area.



PRC has been offered the opportunity to obtain large shade trees for our surrounding property from the county for this fall of 2021 to spring of 2022 through the Tree Montgomery Project. The landscaping committee along with the board and neighbors will collaboratively work to move forward, organize and finalize this project.

Special thanks to Damon Riley for taking the lead on this.

Please watch your speed throughout the neighborhood!

Speed limit is 25 mph.

Also, it is very important that everyone drive counter clockwise around the circles correctly!!

It is extremely dangerous to drive around the circles the wrong way.



5 Good Reasons to Pick Up Dog Poop

- Nobody wants to step in it
- Attracts rodents
- Transmits disease
- Prevents a violation penalty
- Every dog deserves a loving, caring, responsible owner.

Dog Rules Reminders

- Waste must be cleaned-up/bagged and discarded in the trash.
- Dogs must be always leashed in common areas.

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



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



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

***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

FYI.....The Trail

The North Branch Trail (NBT) project in our neighborhood will connect the end of the paved trail that we walk on to the trail that parallels MD 200. This construction is now set for fall of this year.

The Emory Lane Trail is scheduled for construction this summer. The Emory Lane Trail will connect MD 200 Trail to the lower portion of NBT. When both projects are complete, we will be able to walk on paved surface from our neighborhood to Lake Frank.

The Emory Lane Trail will cross Muncaster Mill Rd at Emory Lane. The trail connecting to the MD 200 Trail will pass under MD 200 (ICC) at a bridge over the North Branch stream. The construction will include the portion from our neighborhood to the ICC and the portion from Muncaster Mill Rd down to the Lake Frank Trail which wraps around the lower end of the lake, a total distance a little over three miles.



Reminder!!!

Per the revised Architectural Guidelines, all winter fencing must be removed at this point. Please refer to the guidelines on our website at www.preserverockcreek.org to review the winter fencing policy. Unfortunately, you will be in violation if winter fencing is not removed.