

The Preserve at Rock Creek Community Newsletter



Fourth Quarter Newsletter 2021

Hello, Preserve at Rock Creek Neighbors!

The communications team is excited to bring you the fourth and final quarterly newsletter of 2021. We hope that everyone enjoyed the summer with beach days, vacation days, pool days or simply happy family and friends' days at the Creek! Now that the beautiful fall weather is upon us, we hope you will enjoy this special time of year with the delightful change in foliage, cooler air and maybe a pumpkin spice latte.

Now let's talk real estate! How does everyone feel about the increase in home values, but most importantly, the home values in our neighborhood? We had significant turn over this spring and summer and homes sold for well over asking price. That's amazing! With our beautiful land and excellent location, we are a popular spot.

We truly hope that everyone finds the newsletters informative, yet fun and valuable. We look forward to presenting everyone in the community with more new and exciting future newsletters. Please reach out to communications with any new ideas or topics for the newsletter or if you would like to contribute an article. We would be happy to accept! Don't forget to change your clocks on November 7!! Until next year...

Jim and Taline
communications@preserverockcreek.or

HAPPY FALL

A decorative border of pumpkins and gourds in various colors (orange, yellow, green) is arranged along the top, bottom, and sides of the page. The pumpkins are of different sizes and shapes, some with green stems, set against a light-colored wooden plank background.

Fall Maintenance Reminder!

Friendly reminder that community-wide inspections are still in progress from PMP and reminders/violations will continue to be issued for improper maintenance items.

Lawns must be consistently mowed, controlled for weeds, and fertilized as necessary. Landscape beds and trees must be maintained for a fresh appearance in the fall. Trees and shrubs should be pruned. Also, grass edging must be kept within two inches in height near the sidewalk.

If you have not already done so, please remove unnecessary tree stakes from your property. This includes the tree stakes in the swales.

As the weather gets colder and the growing season comes to an end, all homeowners must remove any dead growth in all areas of their property. This includes any dead plants and vegetable gardens. This is clearly stated in our architectural guidelines on section 11 page 8.

Please note that it is the homeowner's responsibility to care for and maintain the trees in the swales on their properties. Even though our landscaping maintenance company addresses the trees with weed control, pruning and mulch in the spring, all homeowners must maintain this process for the neighborhood to continue to have a pleasant aesthetic appearance.

Update on Committees

The landscape committee is still looking for more members to join. Members of this committee would meet periodically to discuss the beautification of our neighborhood and to make suggestions to the board for improvements to the community.

The covenants committee is also looking for an additional member to join their group. Currently they are an even number however, it is customary to have an odd number of members to improve the odds for decision making.

Please reach out to property manager Sean Hall at sean.hall@pmpbiz.com if you are interested in any of these committees.



Reminder on Plant Protection Fencing

At this time, no homeowner should have any visible plant protection fencing with stakes or sticks on any part of their property.

PMP has and continues to send violations to any homeowner to have any plant protection fencing with stakes or sticks that are visible from the sidewalk.

Homeowners may obtain approval to put up winter plant protection fencing by emailing the PMP/Covenants Committee with detailed plans showing exactly where the fencing will go. If approved, winter plant protection fencing is **ONLY** allowed from November 15 to May 15 for the rear side of the home.

Please see section 10, page 7 of the architectural guidelines for more information. Request for back yard winter plant protection must be emailed to sean.hall@pmpbiz.com.



Community Updates

The Board of Directors approved the PRC FY 2022 draft budget discussion at the most recent board meeting on Wednesday, September 14, 2021.

After much discussion and consideration, the Board voted to increase the monthly HOA assessment to \$95 per unit. It was agreed that our community will need more funds to cover increases in overall operating costs, and any additional snow removal if we have a very snowy/icy winter in 2022. Funds may also be needed to care for and maintain the future trees that will be planted within our community from the Tree Montgomery Project. The new monthly fee schedule will begin January 2022 and new coupon books will be mailed out in December.

A copy of PRC's draft budget has been mailed to all homeowners from our management company for review and consideration.

If any homeowner has any questions, comments, concerns or would like to propose changes, please email the property manager and or the board **PRIOR** to the next HOA board meeting. The board meeting will be held on November 3rd, 2021, at 7pm via zoom where the final budget will be voted on and approved.

Community Update Continued

Board has also approved mulch for the 5 sitting areas in our community in addition to the tot lot. Work has recently been completed by Stolburg Landscaping LLC. These newly updated areas now look fantastic.

Halloween

We are happy to announce that we have a “green light” for trick-or-treating in our neighborhood this year. Trick-or-treating for Halloween will take place on Sunday October 31st. Health officials from our county have recommended guidelines for a fun and safe Halloween. You can find this information on the county web page.



Upcoming Board Meeting

Wednesday

November 3, 2021

7pm

Via Zoom

Upcoming Covenants Committee Meetings

Monday November 1, 2021

Monday December 6, 2021

7pm

Via Zoom



John Scheck
Robert Bertrand
Tom McDowell
Damon Riley
Eric Kuo Hwa Wang
Taline Diarbi
Cheickna Souware

Committees

that make a difference

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

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

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

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 25mph. 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

Community Picnic

Thanks much to the Social Committee for organizing the Annual Picnic on Saturday, September 25, 2021! We couldn't ask for a more spectacular day as the fall weather was perfect! It was an especially great turnout, while seeing many neighbors that haven't been seen since the last picnic back in 2019.

We had some special guests, notable members of the Montgomery County Police Dept that mingled and spoke with many of you.

Hopefully, you were able to get there early, as the food seemed to disappear rather quickly compared to years past. A combination of great weather and higher than expected food costs were the culprits. As a result, the kids' bounce rentals were omitted this year to allocate more funding towards food and drinks.

If you would like to step up and help with next year's event, please let us know! Thank you, Damon, for the pictures!





