

# The Preserve at Rock Creek Community Newsletter



First Quarter 2022

Wow – another year has come and gone and yet here we are, first quarter of 2022. With each passing day the sun remains in the sky just that much longer till it's peak in June, but as I sit here committed to my promise to provide some content to our communications team for the 2022 Q1 newsletter, I note its early evening and yet the sun has already retired. As I ponder what contributions I could make that have not already been communicated via our meeting agendas & minutes, periodic mailings, and previous newsletters, I recall a recent conversation with some colleagues around the uptick in auto break-ins and thefts during this Covid outbreak, particularly over the long winter nights right here in Montgomery County...

And then the muse hit...

You get up in the morning, coffee brewing, kids scrambling around, getting ready for school, work, whatever. It seems like a good morning, lots of promise in the day. Everyone's ready so let's head out the door. Then it hits you.

Something's not quite right. You sense it right away. Then you see it and your heart drops. There is glass on the driveway, right next to your car. That's what you notice first. Then you let your eyes look up. You know what you are going to see even though you don't want to see it, but there it is. The window of your vehicle has been knocked out. And you know what that means...

Someone has broken into your car or truck. It's been happening in Montgomery County residences with a frequency that should get everyone's attention. And in those few seconds you are flooded with so many thoughts and emotions: The hassle you will now have to contend with, the violated feeling that someone has been rifling through your property, afraid to look in the car to see what's missing.

Some Montgomery County residents have had even worse with going outside to see the vehicle not there at all. This is an emerging challenge that as residents we can do something about if we will be vigilant. Please consider taking these steps so you or a fellow neighbor won't have that "sinking heart" feeling on your next walk out to your car:

- Don't leave valuables in your vehicle, or at least put them out of view. This includes briefcases, computers, radar detectors, gps, satellite radios, boxes, etc.
- If you can't park in the garage, do your best to park in the driveway as close to the garage door as possible and leave the lights on.

- If it is at all possible, park your car in your garage. I know it's hard to do for some and even when the garage is cleared out sometimes you park your car in the drive just as a convenience, but there is not anything convenient about having your vehicle damaged, broken into, or even stolen.
- If you leave very early for work or perhaps return late at night after some fun outing, take the long route home through our community and just look around and see what you can see. If you see anything or anyone suspicious, call 911 right away. We all need to be an extra set of eyes for each other.

Best wishes to all our association homeowners for 2022, stay vigilant, and I look forward to your attendance at our next Preserve Rock Creek Board meeting on March 9<sup>th</sup>.

**John Scheck**

**Preserve Rock Creek**

**Board Member & Fellow Homeowner**

## ***Community Update: Potomac Disposal***

All homeowners should have received a letter early in December 2021 regarding the upcoming changes to our trash collection with Potomac Disposal. It is important to note that our community will continue to see the same twice a week trash pickup service until the new 95-gallon containers are deployed to the community sometime in the first quarter of 2022. PMP and the BOD will do their best to communicate the delivery of the new containers to the community in advance to best prepare everyone for this change.

Here are important items to consider once the trash containers are delivered:

- Trash collection will be reduced to ONCE a week on THURSDAYS.
- Potomac Disposal will collect your old trash container if desired.
- Trash container is roughly one third larger than the typical 64-gallon container.
- You have the option of contracting directly with Potomac to receive an additional 95-gallon container for a one-time cost of \$25 and an additional monthly charge of \$5, billed quarterly.
- All trash containers must be stored out of sight. They may be placed at the curb after 5pm prior to collection day and must be stored out of sight by the evening of collection day.
- Potomac will begin using new trash collection trucks with motorized arms to lift the new containers. It will be important to keep your new container away from your mailbox so that it is not accidentally hit by the arm during collection.



*And yes...they will be pink!!*

## ***Community Update: New Landscaper***

As of the first of the year 2022, Preserve at Rock Creek is now contracted with Stolburg Landscaping LLC to service our community with all landscaping needs as well as snow removal. Mainscapes will no longer service our community. Stolburg has been and will be on site for weekly servicing of community trash bins, doggie stations as well as picking up litter throughout. More contracted work will begin in the spring. Please continue to pick up any trash that has accumulated on your property especially in your swales (the sloping area that leads up to the street). Let's keep our community clean!!

## ***Community Update: Trees***



The Montgomery Tree Program has granted our community 62 native shade trees. These trees consist of Yellow Popular, Sycamore, and White Oak trees. As you might have noticed, the county has recently planted these trees throughout the various parts of our neighborhood. These trees are about 10-12 feet tall currently however, will grow to be very large and beautiful shade trees for our community in the near future. Special thanks to Damon Riley, BOD secretary and Covenants Committee chair for overseeing this project.



We are experiencing colder weather than we've seen in quite a few years. Take a moment to ensure you've taken care of these things:

- On snow days, try to not park in the street to allow the plow to thoroughly clear the road.
- Turn off the water to your outside spigots. Open the valve and allow to thoroughly drain to prevent icing
- Disconnect any attached outside garden hoses (residual water freezes and expands, which can burst pipes!)
- Shovel any snow after it stops snowing & ensure against icing by salting the sidewalk in front.
- Take care during gusty days to ensure the recycle and trash cans don't flip and dump its contents. (Tip: on those days, lean the cans on the side to prevent tip-over)
- Our neighborhood is now over 5 years old! Have you serviced your HVAC/Furnace recently?
- Please pick up any trash in your swale.

## ***Management Information***

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

Office: 301-963-3337

Fax: 301-694-9514

Website: [www.pmpbiz.com](http://www.pmpbiz.com)

Property Manager: Sean Hall  
[Sean.hall@pmpbiz.com](mailto:Sean.hall@pmpbiz.com)

## ***Community Information***

Community website:

[www.preserverockcreek.org](http://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](mailto:sean.hall@pmpbiz.com)

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



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

## ***Upcoming Covenants Committee Meetings***

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022

## ***Upcoming Board Meetings***

March 9, 2022

May 4, 2022

\*\*\*June 8, 2022 Annual Association  
Homeowners Meeting\*\*\*

July 13, 2022

## ***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](mailto:sean.hall@pmpbiz.com) if you are interested in any of these committees.

*The Communications Team Jim Liaw and Taline Diarbi*