

Norbeck Hills Homeowner Association Newsletter

FALL 2005

Letter from the President:

Dear Norbeck Hills Homeowners:

In July, a new Board of Directors was formed with the responsibility to represent your interests in the Norbeck Hills Homeowners Association. The previous Board that we replaced, some of who are still serving, performed the Herculean task of moving us financially out of the red into the black. For that we should all be grateful. Jeff Chavis, who served ably as President of the Board, continues his commitment to our community and association by serving on several committees. Karen VanDuser, who gave so unselfishly of her time and talents as Board Secretary and on the Financial Committee, has sold her townhouse and moved to Buford, South Carolina. We wish her much success as she begins a new chapter in her life in a new community.

We have a lot of work ahead of us in order to keep our community moving forward on a sound financial basis as well as continuing to be a safe, nice place to live aesthetically and otherwise. But, we cannot do it alone; we need your support and involvement in order to accomplish the various responsibilities and activities that are before us. It does not matter whether you are a homeowner or renter, all can be involved. On behalf of the Board, I extend to all an invitation to come to our HOA meetings every third Thursday of the month which is located in the ReMax Building (off of Georgia Avenue, next to BP gas station). The Board needs and wants to see and hear from you. I

promise you that we will not keep you long – our meetings start at 7:00 pm and end promptly at 9:00 pm. A homeowner’s forum is held from 7:00 pm to 8:00 pm. This is time specifically set aside for you to bring any concerns – good or bad - to the Board. If you have never attended an HOA meeting, please come. If you have not attended in a while, please return - all of our neighbors are welcome.

Barbara L. Beccles, Esq.
President, Norbeck Hills HOA

TRASH - YOUR RESPONSIBILITIES AND WHAT HAPPENS IF YOU DON'T FOLLOW THE RULES

Out of necessity the Board of Directors passed a Trash Policy in late 2004. The purpose was to ensure that the community was not exposed to undue health risks and to ensure that the community property values were upheld. Effective January 1, 2005, the residents of Norbeck Hills are required to comply with the Trash Collection Procedure and Enforcement Policy, which were mailed to homeowners in early December 2004. This policy calls for residents to follow certain rules defined in the policy. The rules relate to 1) types of items that may be placed out as trash or recycling, 2) the way in which they are set out for pickup, 3) the timing of placement, 4) where trash is to be placed, 5) and the removal of containers from view after pick-up. The policy also defines the Enforcement Procedures, which will be used by the Association, including

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charging the homeowner for any corrective action.

The majority of residents of the community conform to the policy. However, a number of residents still persist in 1) placing trash/recycling out earlier than the night before pickup, 2) failing to retrieve their containers and remove them from sight by the evening of the pickup, 3) placing recyclable items and trash on common grounds rather than placing it in front of their home for pickup on the scheduled day or carrying it themselves to the Solid Waste Transfer Station on Route 355, and 4) placing items that are restricted for recycling pickup with their recycling and leaving them for all to view after County recycle trucks have gone.

A fine is imposed for each occurrence of violation of this policy (this is the charge incurred by the Association for having a special pickup of the trash, recyclable or other discard). This charge is recovered following the procedures for application of payments defined in the Administrative Resolution for Collection of Delinquent Assessments, which was also mailed to homeowners and became effective January 1, 2005.

Homeowners are strongly encouraged to follow the policy and, thereby, avoid a charge and the disgust of their neighbors. Neighbors of offenders are encouraged to call the Management Group at 301-948-6666 when they see violations to this policy. Please **keep Norbeck Hills clean and beautiful by properly disposing of your trash and recyclables. For new neighbors the trash days are Wednesday and**

Saturday; recycling is on Thursday, unless there is a holiday, then it is the following day (Friday).

MONTGOMERY COUNTY RELUCTANT CALLER PROGRAM

Over the summer we had two gas siphoning from our neighbors on Sandy Knolls and we know that gas prices are overwhelmingly high at this time, but it is against the law to steal gas from another individual's car. This is a felony in Maryland. So, if you see someone trying to take a gas cap off of your neighbor's vehicle, van, SUV, etc. you can call the "Reluctant Caller" Program, which allows concerned residents to report crime, neighbors failing to cleanup after their pets, abuses of local noise ordinances, and other community infractions without identifying the complainant. When you call into the Montgomery County police, animal control, or other law enforcement agencies, simply identify that you are a "reluctant caller" and request that the law enforcement officer take all of your information via phone rather than coming to your home. The Police Non-Emergency Number is 301-279-8000 and the Montgomery County Animal Services is (240) 773-5960 or (240) 773-5925.

DOG OWNERS' RESPONSIBILITIES

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All Dog Owners, please act responsibly and in accordance with the law.

Montgomery County Code, Section 5-203(a) (2) states, "An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash." **A FINE OF \$100 IS IMPOSED FOR VIOLATION OF THIS LAW.**

Dog Owners must clean up after their pets when they defecate on the common grounds, the county easement, or on another homeowner's property.

The Board receives complaints every time it meets regarding irresponsible dog owners. The By-Laws of the Association allow the Board to take action to restrict the use of its common property when necessary. We encourage **DOG OWNERS** to self-police to ensure that they do not lose the ability to walk their dogs on the common grounds because of the actions of a few. All are encouraged to seek information to identify the offenders and report the offense to the County (240) 777-5960 or (240) 773-5925. You can remain anonymous.

Please understand that you must take action to correct this problem; the Board

cannot be everywhere at all times to do this for you. Also, be aware that the County had stated that they have received numerous complaints of dog feces and inappropriate actions by pet owners in our community, and the County is now putting a fine on those individual owners and they must appear in court. Not only will owners pay a

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DRYER SAFETY TIPS

Just a reminder regarding your clothes dryer; lint, which is one of the most combustible substances usually, builds up in the vent hose (duct) leading out of the dryer. The ribbed plastic dryer ducts trap lint readily and are combustible. Dryer fires are responsible for over \$100 million dollars in property damage each year and occur 25,000 times annually.

The Consumer Product Safety Commission recommendations regarding operating dryers in a safe manner are:

1. Clean the lint screen/filter before and/or after each load of clothes.
2. Clean the dryer duct and exhaust vent periodically for blockage or crushing. (Note: If clothes drying time is increasing or clothes are not drying properly, do not set the heat higher. Instead, you should immediately check the duct and exhaust vent for blockage. Check the exhaust vent from outside your home by checking airflow while the dryer is running.)
3. Clean behind the dryer, where lint can build up.
4. Take special care when drying clothes that have been soiled with chemicals.
5. **REPLACE PLASTIC OR FOIL, ACCORDION-TYPE DUCT MATERIAL WITH RIGID OR CORRUGATED SEMI-RIGID METAL DUCTS.**
6. Do not leave the dryer running when you are not at home.

When you use dryer sheets in your dryer, they may create a film that reduces airflow through the lint filter (the mesh screen that traps the lint).

The test for this is to run water on your lint filter to see if it pools the water. If it does, wash the lint filter in hot soapy water using a toothbrush to scrub the film away.

Obviously, this should be done if you notice that it takes longer for your clothes to dry; but it is recommended that this be done routinely every six months.

The cleaning of the lint filter will prolong the life of your dryer, since the heating unit of the dryer does not need to work as hard when the airflow works properly and it helps to reduce the cost of electricity used by the dryer.

HOW TO CANCEL THE GAZETTE

For your information, if you do not want to receive the Montgomery County Gazette, and you would like to cancel the paper please contact the number below. Leaving newspapers on the sidewalk or in the yard for a long period of time will only draw attention to your home for unwanted guests. If you wish to have this delivery stopped, please contact the Gazette directly at **301-670-7350**.

Homeowners please note that newspapers are not allowed to accumulate outside of your home where visible from the street. It is the

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homeowners/residents responsibility to collect and properly dispose of the newspapers, including the Gazette.

While homeowners should take action to stop delivery if they are not interested in reading the newspaper, if you observe that a neighbor is not picking up their Gazette and letting them start to pile up on their sidewalk, call the Gazette and stop the delivery of the paper to this address. You will be doing yourself, the neighbor, and the community a favor by reducing the clutter and trash that creates a curb appeal problem for the neighborhood.

UPDATE ON FIRE VICTIMS

Our three neighbors on Longview Lane, who were displaced due to the fire that occurred on January 10th, are still not back in their homes. Progress is being made but it is slow. The house that was destroyed by the fire has been torn down to make way for the rebuilding process, and the two neighboring homes cannot begin repairs until the burned home has a frame around it for their homes to start work.

Expenses are still being incurred such as deductibles, electricity etc. As you can see, all three homeowners still need your help. You can still make a donation to the **Norbeck Hills Fire Victims Fund** at the Bank of America in Olney.

This fund has provided money to the three homeowners for various expenses, including securing a storage facility for donated items, helping with expenses, etc. Please check the Norbeck Hills

website (www.norbeckhills.org) for current status of these homeowners and items that they have identified as needs.

We thank all who have contributed and ask that you continue to encourage others to help these three households.

A CALL FOR COURT AND STREET CAPTAINS

Court and street captains are still needed for a number of streets and courts within our community. Participation on this Committee is fun and affords you an opportunity to meet your new neighbors and assist them with getting settled in the community by providing them with information on trash collection days; recycling days and county rules for packaging of recycling; and general information about the area and the community. The Court or Street Captain program provides a central point to turn to for information on the community (both the new resident and those who have lived here for a while benefit from this).

If you live on:

17500 Longview Lane
17600 Longview Lane
Sandy Knoll (townhouses)
Jenner Court
Hines Court
Sir Walter Road

and would like to volunteer for this program, please contact Ruchita Patel of The Management Group 301-948-6666 or the Board through the link on the Norbeck Hills Homeowner Association

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website (www.norbeckhills.org). Your participation will be rewarding to you and provide all of your neighbors with a place to turn when they have questions or concerns about the community and allow the Board to communicate.

BULK ITEMS FOR PICK-UP

The following are some items that are **NOT ACCEPTED** by the Association Trash Contractor as part of the bulk pickup for Norbeck Hills:

- Any items which are metal including appliances
- Loads of cardboard
- Liquids or chemical in any form
- Loads of construction debris such as, but not limited to, piles of wood or drywall
- Carpet which is not cut into 3 foot rolls
- Large furniture pieces which are not broken down (example: a large wall unit)
- Tires/Auto parts (oil, gasoline, etc.)
- An unreasonable quantity of any material
- Sleeper sofas due to the metal components inside
- Paint and Paint Cans
- Railroad ties

If you need additional information please contact Rick Levine at Potomac Disposal 301-294-9700 for additional pick-ups or information regarding bulk items before placing them out for collection.

NOTE: The Board has collected \$2400.00 as of September, in charge-back fees from those residents who

refuse to put trash in a trash can with a lid, bring in their trash cans after the trash has been picked up on Wednesdays and Saturdays, when debris has been left outside in front of their homes or when they have placed articles in the common areas, when trash has been placed at the curb in plastic bags or items that are not allowed for bulk pick-up. This is costing the community to have someone come out once a week to clean up the areas. So steps have been taken to charge back those residents who violate the rules for trash and bulk pick up.

BASKETBALL HOOP

The basketball hoop that was located inside the tennis court will not be available during the fall and winter months; it will be locked up until the pool season starts again in 2006. The basketball hoop was a success this summer and the Board is excited that the hoop was such a great hit. The Board thanks everyone for their cooperation in respecting their neighbors and keeping the noise down.

COMMUNITY CLEAN UP

We had such a great turnout at our Spring Clean-up of the community; the Board would like to do the same to clean the community up for the winter. So, the Board is looking at having the clean up on October 22nd and rain date for November 5th, starting at 9:00 AM until 3:00 PM. Hopefully, everyone will be able to turn out to help clean all of the courts and the streets of the community. If everyone within each Court cleans

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their court and those in each street block clean their street, the entire community can be done in a day. If any of your children need community service points, this is a great time to get the points. We welcome you and your children during this clean up.

NEED A HANDY PERSON?

Thank you Mrs. Miller of Longview for giving us the following names of individuals that she would recommend for lawn service and cleaning gutters. They are as follows:

*S&P Lawn & Tree Care
Residential and Commercial Services
240-626-9939 (Montgomery)
301-524-9034 (Frederick)
www.splawncaare.com*

*Kappe's Seamless Gutters
23+ Years Experience
Licensed & Insured
Owner: Chris Kappe
3595 Kimberly James Court
Westminster, MD 21157
443-497-3664 (P)
410-875-0984 (F)*

Barbara Beccles gave this information regarding pesticide control and roofing:

*Infestation Control, Inc.
14650-E Rothgeb Drive
Rockville, MD 20850
301-294-0800*

*Roof Masters
2251 Tuckerman Lane
Bethesda, MD
301-365-5781*

SPECIAL THANKS TO OUR NEIGHBORS

Special thanks go out to Steven and Lalani Green, Cynthia Ruiz, Jon and Regina Richards and Sheila Wright in the 17000 blk of Gallagher Way, these neighbors were instrumental in reseeding their yards and in the process of doing so, they also seeded the common area parking finger in front of their home and are taking turns in watering the seeds to ensure their growth. This was done on the homeowners' own time and expense and will go a long way towards beautifying the common areas in Gallagher Way. On behalf of the Board of Directors and the Community we would like to say *thank you to the residents in the 17000 blk of Gallagher Way!!*

WELCOME TO OUR NEW NEIGHBORS!

The Norbeck Hills Homeowners Association would like to welcome all of our new neighbors. If you need assistance, please look on our website at newsletter@norbeckhills.org for any information that you might need or contact The Management Group at 301-948-6666 and ask for Ruchita Patel. Again, welcome to the community!

Shawn & Yvonne P. Landis
4529 Boastfield Lane

Joseph B. McCullough
4509 Cannes Lane

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John A. Boesman
17403 Gallagher Way

Karen Mironescu
17401 Gallagher Way

Young Hoon Park
17506 Gallagher Way

Kristine A. Koerber
4511 Jenner Court

Jose Velasquez & Suleyma Silva
17621 MacDuff Avenue

Edward & Jennifer Richardson
17215 Sandy Knoll Drive

*out and about on the 31st , so
please watch out for those scary
monsters!*

***ARTICLE FROM LALANI
GREEN (Attached)***

*The nuts next door – When your
neighbors drive you crazy
(attached)*

***DATES TO KEEP IN MIND
FOR HOLIDAY PICKUP OF
RECYCLE BINS***

**When a holiday falls on a regular
workday such as Monday or
Wednesday, the recycle service will
pick up the next day for those in
Norbeck Hills. If the pick up is
Wednesday, then the recycle day will
be Thursday; if your pick up is
Thursday, it will be picked up on
Friday. If you have any questions
regarding recycle pick-up dates, you
may contact the following person via
email at
[Susanne.Wiggins@montgomerycount
ymd.gov](mailto:Susanne.Wiggins@montgomerycountymd.gov).**

***OCTOBER IS THE MONTH
FOR GOBLINS!***

*Please remember that October is
the month for Halloween and we
will have little and large goblins*