

Norbeck Hills Community Newsletter

November 2014

BUS RAPID TRANSIT IN OLNEY

The Greater Olney Civic Association (GOCA) has heard from many Olney residents who are concerned about the possibility of a Bus Rapid Transit (BRT) system on Georgia Avenue as proposed by the State Highway Administration. The GOCA BRT Task Force met with representatives of a number of local organizations and members of the State and County governments to obtain more information about this proposal.

Detailed notes of this meeting and a summary of conclusions can be found at <http://www.goca.org/wp-content/uploads/2014/03/BRT-Alternatives-for-Olney-v5-070314.pdf>. As noted in the summary, "the Georgia Avenue BRT project is not proposed to move forward anytime soon. There is no funding in either the County's six year Capital budget, or any funding in the State Consolidated Transportation Program (CTP) budget for this project. This project is still in the study/public comment phase."

To learn more about the proposed BRT option or the other alternatives being considered to improve traffic mobility in Olney, visit www.GOCA.org.



LEAF RAKING

Leaves and other yard debris will be picked up by Montgomery County recycling, but only if they are properly packaged. Remember:

- ✓ Leaves should be placed in **PAPER** bags. Please don't use plastic bags, as they will not be taken.
- ✓ Tree limbs can be placed in **PAPER** bags or bundled with string. Each bundle should be no more than 12" in diameter and 4' long.
- ✓ Recycling should be placed at the curb in front of your home for collection.

Neither Norbeck Hills nor Montgomery County will vacuum leaves from the roadways, so please don't rake your leaves onto the street or curb.

Holiday Trash and Recycling Pick-Up

If your normal recycling day is **THURSDAY**:

<u>Holiday</u>	<u>Trash</u>	<u>Recycling</u>
Thanksgiving November 27 th	No change	Friday, November 28th
Christmas Day December 25 th	No change	Friday, December 26th
New Year's Day January 1 st	No change	Friday, January 2nd

If your normal recycling day is **WEDNESDAY**:

Thanksgiving November 27 th	No change	No change
Christmas Day December 25 th	No change	No change
New Year's Day January 1 st	No change	No change



SNOW SHOVELING REMINDER

Winter is here, and snow may be on the way! Remember that, by law, all homeowners in Montgomery County are required to shovel sidewalks that abut their property and run parallel to a roadway, even if this sidewalk does not belong to them.

Townhome homeowners are responsible for shoveling the common area sidewalk that runs directly in front of or next to their home, if this sidewalk also runs parallel to a street or parking area.

Single Family Homeowners are responsible for shoveling sidewalks that run parallel to the road in front of or next to their yard.

Norbeck Hills is responsible for shoveling any sidewalks that run parallel to a street or parking lot if the sidewalk is not immediately in front of or next to a home.

All sidewalks must be cleared of snow, to a width that would allow wheelchair access, within 24 hours after the snowfall stops. Failure to do so can result in fines and other penalties. This legislation is enforced by Montgomery County, and not by Norbeck Hills.

Please keep this law in mind whenever it snows this winter. **If you choose to use ice melting products on the sidewalk, remember that some products can damage the concrete. No products that contain calcium chloride should be used.** Norbeck Hills uses magnesium chloride on the sidewalks, which can be bought in 50 lb. bags. Check with your local hardware store for other available products.

Also keep in mind:

- * Please do not park at the pool during snow storms as this is often used as a staging area for the snow plows.
- * Don't shovel snow into the street, particularly right after the plows have come through!



CHRISTMAS TREE DISPOSAL

Once the presents are unwrapped and Christmas is done, you'll need to start thinking of how to dispose of your Christmas tree.

If you plan to put up a Christmas tree this year, remember that Montgomery County Recycling will pick it up for free in January. The County will pick up your tree **on your regular recycling day, between January 1-31, 2015.**

All ornaments, tinsel and garland must be removed. Please do not put the tree back in any plastic wrapping that it may have come in.

Your tree should be put at the curb on your recycling day (not before). In addition, it has to be out prior to the last recycling pick-up in January to be collected. If you miss your opportunity to dispose of your tree in January, you will need to take it to the landfill on your own.

PLEASE do not throw your tree into the woods or anywhere on common area, as this creates an added expense to Norbeck Hills.

2014 ANNUAL MEETING

The 2014 Annual Meeting and Board Election was held on August 21, 2014. The members of the Board of Directors for the upcoming year are:

Barbara Beccles, President
Av Wofsey, Vice President
Troy McDonald, Treasurer
Eva Tax, Secretary
Jacque Labovitz, At Large

The Board establishes and enforces the community's rules, awards contracts for services such as snow removal and lawn maintenance and approves the annual budget and assessment levels. Board members make decisions based on feedback from owners, so please make a point to attend a Board meeting or review the meeting minutes on the website to learn more about the issues affecting the community.

BOARD OF DIRECTORS MEETINGS

Beginning in 2015, the Board of Directors will meet 4 times per year, in February, June, August and October. The 2015 meeting dates will be:

Thursday, February 12, 2015
Thursday, June 18, 2015
Thursday, August 20, 2015
Thursday, October 15, 2015

Meetings are held in the Community Room of the Re/Max Building, 3300 Olney-Sandy Spring Road. Because meeting dates sometimes change, please contact TMGA at (301) 948-6666 or visit the website at www.NorbeckHills.org to confirm that the meeting has not been rescheduled.

The Board makes its decisions based on your input, so please plan to attend one or all of the Board meetings next year.



FINANCIAL REPORT – PERIOD ENDING SEPTEMBER 30, 2014

1. The Association had cash and investments totaling \$62,360.39 in its operating accounts.
2. The Association had outstanding assessments due of \$36,828.91. Of this amount, the auditors project \$32,526 may not be collectible.

3. Year-to-date, the Association has an operating deficit of \$7,493.94.
4. The Association had reserve fund cash and investments totaling \$98,403.48. The Association is contributing \$8,050.33 to reserves each month. The Association contributed a total of \$72,452.97 to the reserves this year.

The financial statements are posted on the community website at www.norbeckhills.org. Please feel free to download a copy. If you would like to receive a hard copy of the statements in the mail, feel free to contact Ruchita Patel at 301-948-6666.



2015 BUDGET APPROVED

The 2015 operating budget was approved by the Board at their October meeting. For 2015, the assessment will be \$55.75 for single family homes and

\$82.65 for townhomes, which is a 0% increase over the 2014 assessment.

Unless you are enrolled to pay by direct debit, you will receive a new coupon booklet for your use in making your monthly assessment payment by December 15, 2014.. You can pay your assessment in any of the following ways:

- ✓ By mail, using the payment coupons provided
- ✓ By direct debit
- ✓ By e-check (monthly or by setting up a recurring payment)
- ✓ By credit card (monthly or by setting up a recurring payment)

The first three payment options listed above are free of charge. To learn more about each payment method, review the information provided with the approved budget that was mailed to you or contact TMGA's Accounting Department at (301) 948-6666.

KEEP SNOW COSTS DOWN

One of the largest items in our budget is for snow removal. In the 2013/2014 winter, Norbeck Hills spent \$38,885 on snow removal versus a budget of \$25,000. Whenever our costs are higher than our budget, the Board has to cut other services (such as pool hours or landscaping improvements), or they need to raise assessments.

You can do your part to help keep the snow costs down. Remember:

- Don't shovel your snow into the street (especially after the plows have come through). Townhome residents should pile the snow from your parking space in your front yard or next to your car.
- Park your vehicles in your driveway or parking space. Vehicles parked along the curb make it harder for the plows to push snow, which means that it takes them longer to do so.
- Don't park blocking a handicap ramp on a sidewalk. The contractor can use an ATV or snow blowers to clear snow from the common area sidewalks, but not if your car is parked in their way. More importantly, when you park across a ramp, you block access to the sidewalk for pedestrians, forcing them to walk on the street.

Thank you for your help in keeping our costs down.



HOLIDAY SAFETY

We are fortunate that Norbeck Hills does not have a large problem with crime. Let's work together to keep it that way. Remember:

- When having packages delivered, ask for a signature delivery. In that way, UPS and Fedex won't leave a package at your door but will require that someone sign for it.
- Consider having packages delivered to your workplace so that they are not left on your porch.
- Keep your vehicle doors locked and any valuables (e.g. your GPS system, cash, cell phones, tablets) hidden.
- Be sure to lock the door leading from your garage to your home.
- Keep your porch lights on. A well-lit home deters crime.
- If you will be away for the holidays, put your lights on a timer and arrange for a friend or neighbor to check on your home.

An ounce of prevention is worth a pound of regret, so follow these few simple steps for a safe and happy holiday season!

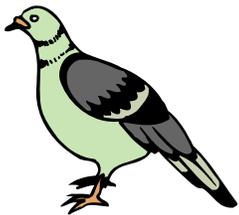
SINGLE FAMILY HOMEOWNERS BEWARE!

There have been incidents reported in Olney of mail being stolen from mailboxes. If you have outgoing mail for the mail carrier to collect, don't put the flag up on your mailbox. Collect your mail daily so that it doesn't pile up in your mailbox or consider using a locking mailbox.

COVERED RECYCLING BINS

Have you ever noticed cans and bottles in your yard or on the parking lots, particularly on a windy day? Those cans and bottles end up in the storm drains and eventually in the creeks and ponds. You can help clean up the community by using a covered recycling container. These plastic bins can be found at many hardware stores or online and cost about \$20.

This small investment of time and money goes a long way toward keeping Norbeck Hills clean and protecting the environment. Consider using a covered recycling bin from now on.



KEEP BIRDS OUT OF YOUR TRASH

Trash bags that are left out for collection are a great source of food for our neighborhood crows. The best way to keep them out of your trash is by using a covered trash can. You can also try spraying a few spritzes of ammonia on the bag after you close it or using dark trash bags, which are generally thicker than the white or clear bags.

If you have a tip to share with your neighbors about trash or other subjects, send it in to Rpatel@TMGAInc.com.

2013 AUDIT AVAILABLE

The 2013 audit was presented by the Association's auditors, Larson Allen, at the Annual Meeting held on August 21, 2014. A copy is available for review on the community website, www.NorbeckHills.org. Feel free to download a copy by visiting the website, or send a written request to Ruchita Patel at TMGA if you would like a copy of the audit to be mailed to you.



WEEKLY CRIME SUMMARIES

The Montgomery County Police publish a weekly summary of crime in the area. Until recently, these crime summaries would be e-mailed out via a listserv; however, they are no longer available by e-mail.

To review the weekly crime summary, go to <http://www.mymcpnews.com/crime-statistics/weekly-crime-summaries/>

REPORT SUSPICIOUS ACTIVITY

Report crimes in progress or suspicious activity.

Police Emergency	911
Police Non-Emergency	301-279-8000
Security Unlimited	301-717-4118

For crimes in progress, please call the police emergency number. To report suspicious individuals or activities, contact the police at either their emergency or non-emergency numbers or Security Unlimited. **You do not need to provide your name to the Police or Security Unlimited in order to file a report.**

Help keep your community safe!

Sign up for Holiday Recycling Day Notifications

Montgomery County picks up recycling weekly, but the recycling day may change if a holiday falls during the week. Montgomery County will notify you by e-mail of any changes to the collection schedule, if you sign up for such alerts.

To do so, go to the Montgomery County website (www.montgomerycountymd.gov). Click on "Departments" on the left menu bar, then click on "Environmental Protection." Follow the prompt for Trash and Recycling, then click on the link to sign up for e-mail alerts. It's that easy!



STREET CAPTAINS WANTED

Street captains are needed to help with the following:

- Communicate important information between the Board of Directors and the residents on your block.
- Help hand-deliver newsletters to save postage costs.
- Report lights out on your street.
- Report snow removal problems during storms.
- Disseminate information regarding crimes or other activity.

Our goal is to have at least one street captain per street (more for larger streets). Volunteering for this position takes very little time, but serves an important role in communicating with your neighbors. If you are interested in volunteering or would like more information, please contact Eva Tax at (301) 253-6370.

FRIENDLY REMINDERS ABOUT TRASH AND RECYCLING

- ✓ **DO** put your trash and recycling out after sunset on the night before collection. **DON'T** put it out days beforehand.
- ✓ **DO** use the proper containers for trash and recycling. **DON'T** dump your trash and recycling on the common area loose or unpackaged.
- ✓ **DO** make arrangements for bulk trash pick-up before you put it out for collection. **DON'T** leave your furniture/appliances/exercise equipment on the common area for days at a time because you haven't made arrangements for pick-up.

For your convenience, we've attached a handy flier showing how to dispose of your trash and recycling. Put this on your refrigerator or in a handy place to refer to in the future.



REPORT STREETLIGHT OUTAGES

Properly functioning streetlights are an important tool for keeping your community safe.

If a streetlight near your home is out or is not working properly, please call TMGA at 301-948-6666 to report it.

Please be sure to provide the nearest street address or the number that is on the light pole so that the correct light can be repaired.

Remember, TMGA does most of their inspections during the daytime, so please don't assume that they know when a light does not work. Call it in and, after a week, if the light still does not work, follow up with them to let them know. Thank you!

SELLING YOUR HOME?

If you plan to sell your home, please remember that you are required by law to provide certain information to prospective buyers about Norbeck Hills. This information, which includes the legal documents and community rules, can be found in the Montgomery County Homeowners Association Depository, or you can purchase a resale package from Norbeck Hills.

It takes 5-7 business days to prepare a resale package, so be sure to plan accordingly.

Important Contact Information

The Management Group Associates, Inc.

Ruchita Patel and Judy Soldano
20440 Century Boulevard, Suite 100
Germantown, MD 20874

Main	301-948-6666 800-536-8642
After Hours	301-948-6662 800-783-0882
Fax	301-948-6663
Accounting	301-963-3958
E-mail	TMGAInc@TMGAInc.com

Community Website www.norbeckhills.org

Police

Emergency	9-1-1
Non-emergency	301-279-8000

Montgomery County (all inquiries)	240-777-0311 *311
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NORBECK HILLS TRASH AND RECYCLING

TRASH	RECYCLING	YARD WASTE	BULK TRASH – NOT METAL	BULK TRASH – METAL
 <p>Collected on WEDNESDAY AND SATURDAY</p> <p>Should be put out NO EARLIER THAN SUNSET ON THE NIGHT BEFORE.</p> <p>Trash should be put in covered trash cans or dark, tightly closed trash bags. Do not use plastic grocery bags or boxes.</p> <p>Trash cans <u>should</u> be stored where they cannot be seen from the street.</p> <p>Trash cans <u>should not</u> be stored in the common area or in front of your home.</p> <p>If your trash is missed, call Potomac Disposal at (301) 294-9700.</p>	 <p>Collected on WEDNESDAY or THURSDAY</p> <p>Should be put out NO EARLIER THAN SUNSET ON THE NIGHT BEFORE.</p> <p>Cans and bottles should go in your blue bin. Paper should go in a paper bag. Do not use plastic bags.</p> <p>Recycle bins <u>should</u> be stored where they cannot be seen from the street.</p> <p>Recycle bins <u>should not</u> be stored in the common area or in front of your home.</p> <p>If your recycling is missed, call Montgomery County Recycling at 240-777-6410.</p>	 <p>Collected on WEDNESDAY or THURSDAY.</p> <p>Should be put out NO EARLIER THAN SUNSET ON THE NIGHT BEFORE.</p> <p>Grass clippings and leaves should go in paper bags. <u>Please do not use plastic bags.</u></p> <p>Limbs should be bundled with string. Each bundle should be no more than 12" x 36". <u>Please do not leave them unbundled. If they are tagged, remove them from the common area and properly bundle them.</u></p> <p>If your yard waste is missed, call Montgomery County Recycling at 240-777-6410.</p>	 <p>Will be collected FOR FREE</p> <p>To arrange for collection, call Potomac Disposal at 301- 294-9700.</p> <p>Bulk trash <u>should</u> be put out after you have made arrangements for collection on the day before it is scheduled to be picked up. <u>Please do not put your bulk trash out early.</u></p>	 <p>Will be collected FOR FREE</p> <p>To arrange for collection, call Montgomery County Recycling at 240-777-6410.</p> <p>Metal items <u>should</u> be put out after you have made arrangements for collection on the day before it is scheduled to be picked up. <u>Please do not put your metal trash out early.</u></p>