

Norbeck Hills Community Newsletter

Spring 2012

Storm Water Pond Retrofit

The ICC project includes storm water management pond retrofit work in the vicinity of Norbeck Hills. One work area, NB-6, is located north of Hines Road and behind the tennis courts and pool. This area will be accessed north of Hines Road off of MacDuff Avenue by the tennis courts.

Work hours will typically be Monday – Friday 7:00 a.m. to 4:00 p.m.; Saturday work, if any, should be at a minimum. The entire project, which consists of work on several different nearby facilities, is scheduled to take two to six months; however the work at NB-6 is scheduled to take about three months.



Figure 1

Approximate
Proposed
Construction Access

Some impacts to the community will be as follows:

- Orange construction fencing will be installed on the perimeter of the work area, including the sides of the access area, a few weeks prior to work starting and will remain in place until the project is complete. This is to protect private property from being driven over or used for any reason during construction.
- Construction equipment will be used only on public property and public right of ways to access

the work site. There will be a mulch path of matted material installed to access this work area and it will be restored upon completion of the project.

- If any trees need to be removed during this work, they will be replaced; however, the replacement trees will not be as mature as the ones removed.

The objective of the project is to increase storm water treatment benefits while bringing the facilities up to current day storm water management design criteria. The proposed design at this site is to provide the maximum storage for a 1-year storm event by employing an extended detention dry pond. The site will remain a dry facility maintaining the bypass of low flow while adding extended detention (retention of stormwater runoff). The proposed design includes the installation of an access road, riser structure and pipe replacement. No grading changes are proposed, and the site will look generally like it does now after construction.

If you have any questions regarding this project please contact John Sales, Community Liaison and Correspondence Manager Office of the Intercounty Connector at jsales@iccproject.com, 301-586-9244.

Community Listserv

A community listserv is a great way to notify Norbeck Hills residents of time sensitive information that may not be able to wait until the next newsletter. Time sensitive issues may include, for example, updates on snow removal efforts, unexpected changes in the pool schedule due to weather, crime incidents, and asphalt repair schedule changes. The listserv will not be used for advertising or routine announcements, which will continue to be included in the newsletter or in community mailings.

Signing up for e-mail notifications through the listserv is easy. To do so, you should e-mail NorbeckHillsHOA@gmail.com, indicating that you would like to sign up. You will receive a Google Groups invitation that you will need to accept to receive e-mail notifications.

If you receive e-mail notifications and would like to be removed from the listserv, you can e-mail the same address, NorbeckHillsHOA@gmail.com, and you will be removed from the listserv.

The process takes just a few minutes and is a great way to stay informed. We hope that you'll sign up!

Rock Creek Conservancy

Help clean your local Creek with Rock Creek Conservancy in the 4th annual Extreme Cleanup April 14th. Join thousands of volunteers throughout Montgomery County and DC in keeping trash out of Rock Creek, the Potomac River and ultimately the Chesapeake Bay. Volunteering is a fun way to get the whole family outside and get SSL hours. To find a site near you contact Braeden Bumpers at bbumpers@rockcreekconservancy.org. For more information be sure to check out www.rockcreekconservancy.org.

Braeden Bumpers of Rock Creek Conservancy will also be at the June 21, 2012 Annual Meeting to talk to the community. Meeting details will be sent to you separately. Plan to attend to learn more about the RCC and how you can help.

GOCA Volunteers Needed

The Board of Directors of Norbeck Hills is looking for homeowners to volunteer to serve as community representatives with the Greater Olney Civic Association (GOCA). The GOCA meetings are held the second Tuesday of each month at 7:30 p.m. in the Community Room at the lower level of the Buffington RE\MAX Building, 3300 Olney-Laytonsville Road. Agendas are posted on the website a few days before each meeting (www.goca.org).

GOCA is a non-profit organization representing the interests of over 40,000 residents of the Greater Olney community. It is an umbrella group, with its membership consisting primarily of neighborhood civic and homeowners associations, although individuals may also be members. All policies and major decisions result from majority vote of the Executive Board, which is composed of the officers plus two representatives of each constituent association. The officers are elected annually by the Executive Board.

GOCA played a key role in the adoption of the Olney Master Plan, which provides guidance for the direction the current and future development of Olney is to take.

GOCA carefully monitors development plans to insure compliance with the Master Plan. As the Olney area grows and GOCA itself enlarges its membership base, GOCA will continue to pursue the best interests of Greater Olney as those interests are determined by the people of Olney.

If you are interested in serving as a volunteer or learning more, please e-mail rpatel@tmgainc.com.

	Holiday Trash and Recycling Pick-Up	
	TOWNHOMES	
	<u>Holiday</u>	<u>Trash</u> <u>Recycling</u>
	Memorial Day	Friday, June 1st
	May 28 th	No change
	Independence Day	Friday, July 6th
	July 4 th	No change
	Labor Day	Friday, September 7th
	September 3 rd	No change
	SINGLE FAMILY HOMES	
	Memorial Day	Thursday, May 31st
	May 28 th	No change
	Independence Day	Thursday, July 5th
	July 4 th	No change
	Labor Day	Thursday, September 6th
	September 3 rd	No change

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!



Plan Ahead For Home Improvements

If you're planning a change to the outside of your home or yard, keep in mind that most modifications require approval in advance from the AECC. These changes include, for example, building or modifying decks, patios, fences or sheds, installing new landscaping or changing the color scheme of your home.

The AECC meets on an as needed basis to review architectural change requests. If you are planning an improvement, make sure to follow these steps:

1. Read the Design Guidelines to make sure that you know what you are/are not allowed to do at your home.
2. If the Design Guidelines state that approval is required, fill out and submit your architectural change request. Be sure to include all required information, as not doing so could delay your project.
3. Wait until you receive approval from the AECC to begin work.

You can download the Design Guidelines and architectural change request from the website at www.norbeckhills.org or obtain a copy by calling Laura Kemp at TMGA at (301) 948-6666.



Attention Pet Owners!

Most pet owners are responsible and respect their neighbors and their community. Thank you for doing so!

Unfortunately, a few pet owners don't take their responsibilities as seriously, and create safety, hygiene and maintenance issues for the neighborhood. If you own a pet, please remember:

- ✓ **Dogs must be leashed when off their owner's property.** Being under voice command is no longer sufficient, unless the dog is a service animal, is in a dog exercise area or participating in a County approved activity. The fine for violations is \$100.
- ✓ **Cats must be responsive to verbal commands or leashed when off their owner's property.** Cats should not be allowed to roam loose. The fine for violations is \$100.
- ✓ **Pet droppings must be removed and disposed of promptly and in a sanitary manner.** In other words,

please pick up after your pets. The fine for violations is \$100.

- ✓ **Pets are not allowed to walk on or enter another person's property without permission.** The fine for violations is \$100.
- ✓ **Pets should not create noise that is loud or persistent enough to disturb another person's quiet enjoyment.** The fine for violations is \$100.
- ✓ **If a dog is in an unfenced yard, it should be leashed, under the control of its owner or secured so that it cannot impede, threaten or attack neighbors or passersby.** The fine for violations is \$100.

For a complete summary of the Animal Control Ordinances for Montgomery County, visit the County website at <http://www.montgomerycountymd.gov/poltmpl.asp?url=/content/POL/districts/MSB/animal/summarylaws.asp>.

To report an infraction of the Animal Control Ordinances, contact the Police Animal Services Division at (240) 773-5960.

One final note for cat owners and lovers...

If you own a cat, please don't allow it to roam loose, so that it can dig in your neighbors' flower beds or leave "presents" on their porch. You may think this is adorable, but your neighbors probably don't.

Also, please don't feed the wild cats that live in and around the community. Feral cats can carry disease and create a nuisance and safety hazard to other residents and their pets. Feral cats can fend for themselves, and do not need to be fed.

Pool Season is Almost Here!

Pool pass applications are on their way to you by mail. **Remember, pool passes will not be mailed back to you.** Your passes are kept on site at the pool throughout the summer.

Also remember that pool passes will not be issued to you if you have a delinquent balance or any open maintenance or architectural issues on your home. If you are not sure what your account balance is or if you have any open violations, please contact TMGA at (301) 948-6666 or TMGAInc@TMGAInc.com.

Energy Audit

Recently, a neighbor on Sandy Knoll Drive made a very sound suggestion that he asked the Board to pass on to the community. He conducted an energy audit of his home and found several issues that had cost him thousands of dollars in unnecessary energy bills over the years. These issues were relatively easy to fix and he has since experienced a reduction in his energy bills.

Per your neighbor, the audit on his property took about five hours to complete, and was a detailed investigation of the house. The auditor wrote a 20-page report on what was found and the things that could be easily corrected. The audit was partly paid by Pepco (who covered about 75% of your neighbors' cost). The amount paid by the homeowner was relatively small.

For more information on having your home energy savings and audits, visit Pepco's website at <http://www.pepco.com/home/education/programs>.



Speeding and Pocket Bikes

Per Montgomery County law, vehicles may not be driven on roadways unless they are registered or specifically exempted by the law. **Motorized skateboards, motorized bicycles, motorized mini-bikes and go-carts are not registered in the State of Maryland and cannot be driven on roadways.** Mopeds and motor scooters can be registered in Maryland and can be driven on the roadways.

Violations of Maryland State laws regarding unauthorized vehicles can result in fines of up to \$315 per occurrence. Parents can be held responsible for the behavior of their children.

Please also note that, under no circumstances may motorized vehicles be driven on sidewalks or on the common areas. Help us to keep Norbeck Hills safe for your children and other residents by abiding by these very important laws.

Parking Reminders

- ✓ Park in your space, not your neighbor's. Even if you think your neighbor isn't using it, that may not be the case. Remember, your vehicle can be towed if it is parked in someone else's space.
- ✓ Remind your contractors and guests not to park in other people's spaces.

- ✓ Double parking is not allowed and could cause your vehicle to be towed. Double parking means parking parallel behind parked cars or across the entrance to one or more parking spaces.
- ✓ Please don't park in a fire lane or along a yellow curb. This creates a safety issue for you and your neighbors.
- ✓ Finally, be considerate of your neighbors. If you have a vehicle that you don't drive often, park it in your reserved space or on the street. Try not to take up one of the only open parking spaces on your street.

Vehicles can park in any space assigned to your home, any unassigned space and along an unmarked curb. They can also park on MacDuff Avenue and Hines Road.

Parking on County Roadways

In 2009, Montgomery County enacted new legislation affecting the parking of boats, trucks and similar vehicles on County roadways. This legislation went into effect on July 1, 2009 and affects parking on MacDuff Avenue and all single family home streets.

It prohibits the parking of heavy commercial vehicles and buses on a public roadway in residential or agricultural zoned areas, except under certain circumstances. The bill also prohibits the parking of recreational vehicles, including boats, on all public roads for more than 18 hours. Commercial vehicles and boats can still be parked on the street in front of a vacant lot or undeveloped area. **Failure to comply with this law will result in a \$75 parking ticket as well as costly impoundment fees and daily storage costs.**

The definition of a heavy commercial vehicle is any motor vehicle or trailer designed and used for carrying freight or merchandise, or used in furtherance of any commercial enterprise.

A recreational vehicle includes, but is not limited to, motor homes, trailers, campers or camping trailers or a non-freight trailer.

If you own a commercial vehicle, bus, recreational vehicle, trailer or boat, please review the new law and ensure that you have an alternate location for parking if your vehicle falls within its jurisdiction.

REMINDER

The tennis courts are for use for tennis only.

Please do not use the tennis courts for riding bicycles, skateboarding, rollerblading, or any other similar activities, as this will damage the surface and cause expensive repairs.

Thank you!

Recycling Reminders



Grass clippings, leaves, tree limbs, prunings from shrubs and other yard waste is collected by Montgomery County and recycled. **HOWEVER**, yard waste will not be picked up if it is not packaged properly. Remember:

- Grass clippings and leaves must be in **PAPER** bags.
- Tree limbs must be **BUNDLED** with string.
- Shrubs must be **BUNDLED** or **BAGGED**.

For more information, call the County Recycling Program at (240) 777-6410 or visit the County website at www.montgomerycountymd.gov.

Financial Report – Quarter Ending December 31, 2011



1. The Association had cash and investments totaling \$58,544.70 in its operating accounts.
2. The Association had outstanding assessments due of \$34,212.65. Of this amount, the auditors project \$13,903.15 may be uncollectible.
3. Year-to-date, the Association has an operating excess of \$12,223.55.
4. The Association has reserve fund cash and investments totaling \$117,614.75. The Association contributes \$8,050.33 to reserves each month. The Association has contributed a total of \$96,603.96 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.

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.



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!



Meeting Dates

The Board of Directors meets on the third Thursday of every even numbered month at 7:00 p.m. at the ReMax Building at 3300 Olney Sandy Spring Road. We welcome and encourage all homeowners and residents of the community to attend, as the Board makes their decisions based on community feedback. The upcoming meetings will be held on the following dates:

Thursday, April 19, 2012
Thursday, June 21, 2012
Thursday, August 16, 2012

Important Contact Information

TMGA – Ruchita Patel/Laura Kemp

Main	301-948-6666 800-536-8642
After Hours	301-948-6662
Fax	301-963-3856 301-948-6663
E-mail	tmgainc@tmgainc.com
Address	20440 Century Blvd, Suite 100 Germantown MD 20874-7115
Community Website	www.norbeckhills.org
Community Listserv	NorbeckHillsHOA@gmail.com

Police

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

Montgomery County

Animal Control	240-773-5925
Building Permits	240-777-6200
County Council	240-777-7900
County Executive	240-777-2500
Hazardous Waste	240-777-6410
Land Records	240-777-9477
Landlord-Tenant Affairs	240-777-3636
Recycling	240-777-6410