

Norbeck Hills Community Newsletter

Summer 2011



2011 Rescheduled Annual Meeting

The 2011 Annual Meeting could not be held in June due to the lack of a quorum. The

Annual Meeting has been rescheduled to Thursday, August 18, 2011 at 7:00 p.m. at the Re/Max Building, 3300 Olney-Sandy Spring Road. Because this represents the rescheduled Annual Meeting, those members present in person or by proxy will establish a quorum.

An election will be held to fill three positions on the Board of Directors that are due to expire. In addition to the Candidate Statements that were previously mailed to you, attached with this newsletter is an additional Statement submitted by Eva Tax of Gallagher Way. If you have not yet voted or would like to change your previous vote, please take a moment to complete and return the attached proxy/ballot by August 18, 2011.

Mailboxes Repainted

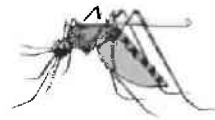
Townhome owners may have noticed that the cluster mailboxes were recently repainted. These mailboxes belong to the US Postal Service; however, due to budget cutbacks over the past few years, little or no maintenance had been done.

The Board of Directors approved a contract to repaint the mailboxes to prevent further rusting and to improve the appearance of the community. Judging by the number of compliments that have been received, many residents have noticed!

2012 Budget

At their August meeting, the Board will begin the process of developing the 2012 operating budget. This process will include reviewing our current year's expenses and discussing ways in which they can be trimmed or services improved. The Board will also be reviewing bids for expiring contracts.

A draft budget will be sent to you for your feedback following the August meeting. Please take a moment to look at it and provide your comments to the Board for consideration.



Help Fight Asian Tiger Mosquitos

Asian Tiger mosquitoes are very aggressive, day-biting mosquitoes. They will bite whenever people or animals are present, but are also skittish and hard to swat. Often, you will not feel it biting, and it tends to stay near the ground (you may get bitten on the legs only).

It breeds in containers in people's yards and in any other wet environment. Therefore, please check your yard for water-holding containers such as:

- Tires
- Wading pools not in use
- Buckets, barrels or cans
- Wheelbarrows
- Tarps where water can puddle
- Flowerpots or saucers underneath them

The Asian Tiger mosquito lays its eggs in these sites and they hatch within a few days of being flooded. Even small containers such as drinking cups can produce mosquitoes. Remember to check gutters, too. If you find any water-holding containers, dispose of them or change the water weekly. Keep gutters free of leaves and debris.

Take preventive action to avoid creating an environment in which mosquitoes can breed.

Summer/Fall Home Inspection to Start Soon



As a reminder, every home in Norbeck Hills is inspected semi-annually for architectural or maintenance issues. The next inspection will begin in late August.

Some of the things that we look for include:

- Wood trim – does it need to be repaired or repainted?
- Shutters – do they require repair or repainting?
- Lawns – are there large bare or dead patches of grass or an excessive amount of turf weeds?

- Fixtures – are the entrance lights, screen doors, lawn ornaments, etc. in good repair?

Take an objective look at your property and, if maintenance is needed, take care of it. We appreciate your help!

Plant a Virtual Tree

The Maryland Department of Natural Resources has asked for your help by planting a virtual tree. For each vote cast, Maryland DNR receives \$1.00 to plant trees in Maryland State Parks. You can vote for free using the following link:

<http://www.odwalla.com/plantatree/MD.jsp>.

You may also plant a second tree by using the code MDPV11, found in the 2011 Park Visitor Welcome Map that you received if you recently visited a State Park.

You can check on the status of DNR's Marylanders Plant Trees Program at <http://trees.maryland.gov>. While you are there, you may also get a new \$25 off coupon for your use if you are planting a tree this year.

Tree Maintenance Plan

As the community ages, we have begun to experience more tree-related problems. The developer installed trees have become too large for the space in which they were planted; the pin oaks are overgrown and blocking vehicular traffic; after heavy snowfalls, many of the pine trees have snapped, resulting in high clean-up costs. In addition, the County's tree maintenance budget has been slashed, which has resulted in the street liner trees along County roadways not being maintained.

Due to the extensive amount of tree work that is needed, the Board is working with several arborists to obtain proposals for a multi-year tree maintenance plan. If approved, the arborist will develop a prioritized plan of action to prune or thin out trees as needed, putting the most emphasis on safety issues. We hope to be able to review proposals at the October meeting and, if approved, complete the initial work this fall.

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.

Scoop the Poop – It's the Law!

If you have a pet, remember to clean up after it. You are responsible for disposing of any droppings "promptly and in a sanitary manner" according to the County Animal Control Guidelines. Dog waste bags and trash cans have been placed throughout the community for your convenience. We ask that you use them.

...And Leash Your Dog

It's also the law. Unless you have a permit for an unleashed dog, all dogs are required to be leashed when off their owner's property per County Code. Please use a leash whenever you walk your dog for its own safety and that of others.

Financial Report – Quarter Ending June 30, 2011



1. The Association had cash and investments totaling \$61,441.68 in its operating accounts.
2. The Association had outstanding assessments due of \$37,356.49. Of this amount, the auditors project \$19,090.15 may be uncollectible.
3. Year-to-date, the Association has an operating excess of \$16,967.37.
4. The Association has reserve fund cash and investments totaling \$131,694.38. The Association contributes \$8,050.33 to reserves each month. The Association has contributed a total of \$48,301.98 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.

Grilling Safety

Barbecue grills used near homes or parked vehicles can create a serious safety hazard to you and your neighbors. Embers and fuel from the grill can ignite mulch from the mulchbeds, gasoline in a vehicle's gas tank or the siding or roof of a home. **For these reasons, the Montgomery County Fire Department requires that all grills be used a minimum of 25 feet away from all homes and parked cars.**

The Association also requires that parties and other social events be kept within your home or back yard, where they do not become a nuisance. When grills are used in the parking lots or front yards, this creates a noise and visual disturbance to your neighbors. Trash and food left behind can also be a nuisance.

For these reasons, if you plan to use a grill, please do so in your back yard and not in the common areas, parking lots or front yards. Your cooperation will help keep you and your neighbors safe and the community clean and appealing.

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!

Police Hotline Numbers

The following are hotline numbers as provided by the Montgomery County Police Department:

Gang Tip Hotline	240-773-4264
Drug Tip Hotline	240-773-3784
Abandoned Vehicles	301-840-2454
Records Division	240-773-5330
(to obtain copies of reports)	
4 th District Station	240-773-5500
(finger printing/accident reports)	
Job Line	240-773-5300
	(press "5")
Animal Services	240-773-5925

Information can also be found on the MCPD website at <http://www.montgomerycountymd.gov>.



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, August 18, 2011
- Thursday, October 20, 2011
- December – No meeting

Holiday Trash and Recycling Pick-Up		
TOWNHOMES		
<u>Holiday</u>	<u>Trash</u>	<u>Recycling</u>
Labor Day		
September 5 th	No change	Friday, Sept. 9 th
SINGLE FAMILY HOMES		
Labor Day		
September 5 th	No change	Saturday, September 10 th
* Trash will be picked up on the next scheduled collection day.		

Important Contact Information

TMGA - Ruchita Patel/Melissa Carroll

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

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

