

Norbeck Hills Community Newsletter

Winter 2011



Snow Shoveling Reminder

Winter is here, and the snow came earlier than usual! Please 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.

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, 2012.**

All ornaments, tinsel and garlands 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.

Holiday Trash and Recycling Pick-Up		
TOWNHOMES		
Holiday	Trash	Recycling
Thanksgiving November 24 th	No change	Friday, Nov. 25 th
Christmas December 25 th	No change	No change
New Year's January 1 st	No change	No change
SINGLE FAMILY HOMES		
Thanksgiving November 24 th	No change	No change
Christmas December 25 th	No change	No change
New Year's January 1 st	No change	No change

2012 Pool Schedule

We want your feedback!

For the past two years, homeowners have suggested that the pool operating schedule be cut back to help reduce expenses. The pool is a valuable asset to our community and swim team, and is a great place to relax during the day or on weekends. However, as our operating costs continue to rise, the Board must look at different ways to keep your assessments as low as possible.

We would like your feedback on whether to reduce the pool schedule by one hour per day or keep it as is. The current schedule is:

Day	Hours
School Days	4:00 p.m. to 8:00 p.m.
Non-school Days	11:00 a.m. to 8:00 p.m.
Holidays	11:00 a.m. to 8:00 p.m.

If the schedule was reduced by one hour per day, Norbeck Hills could save approximately \$2,000 per year.

Let us know what you think. If you are in favor of reducing the pool hours, also let us know if you think we should open the pool later, close it earlier, or take 30 minutes off the beginning and end of the schedule. Please send in your response by December 31, 2011 to RPatel@TMGAI.com, by fax at (301) 948-6663 or by mail at 20440 Century Boulevard, Suite 100, Germantown, MD 20874.

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.

Pool Repairs Approved

When you visit the pool next year, you may notice a few changes. At their final meeting of the year, the Board of

Directors approved several repairs or modifications to the pool, including:

- ❖ Installation of a handicap lift
- ❖ Installation of new handrails to assist with entry into the pool
- ❖ Installation of a second ladder into the diving well
- ❖ Replacement of the diving board
- ❖ Repair of the concrete deck in several locations

These repairs were required due to normal wear, due to Department of Health regulations or because of modifications to the Americans with Disabilities Act. All of the repairs will be completed over the course of the winter, in time for use next season.

Community Listserv

Recently, a suggestion was made by a homeowner to start a community listserv. This would allow information to be disseminated to the community quickly and efficiently. Although we do have a community website (www.norbeckhills.org), information posted on it does not get actively pushed out. You need to visit the website to view information.

This suggestion was raised as a way to spread news regarding security incidents in the neighborhood, meeting date or location changes, or other time sensitive information.

If you are interested in organizing a community listserv or would like to receive e-mails via one, please contact Ruchita Patel or Melissa Carroll at TMGAI.com.

No Smoking Law Goes In To Effect

You may have noticed new No Smoking signs around the tot lots. These signs were installed this summer in response to a new law passed by the Montgomery County Council. Under this law, no smoking is permitted within 25 feet of any tot lot.

This is a County law, so if you notice violators, please call the County at 3-1-1.

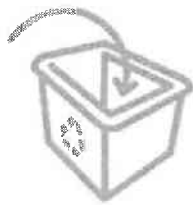
Trash Cans

Did you know that, per County law, your trash must be put out for collection in rigid, tightly closed, vermin-proof containers – in other words, in a trash can?

Using trash cans (instead of trash bags) helps in many different ways:

- ✓ Your trash will not be picked open by birds or dogs
- ✓ Rats from the nearby woods and creek will not be attracted to your trash, and will stay in the woods instead of your yard
- ✓ Trash cans help keep your street clean, even during windy days

Trash cans are very inexpensive, but go a long way toward keeping the community clean and rodent free. That's why our trash rules require all residents to use trash cans. If you don't have one, take some time and buy one. Your neighbors will appreciate it!



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 September 30, 2011



1. The Association had cash and investments totaling \$46,874.92 in its operating accounts.
2. The Association had outstanding assessments due of \$42,051.55. Of this amount, the auditors project \$17,977.85 may be uncollectible.
3. Year-to-date, the Association has an operating excess of \$2,480.25.
4. The Association has reserve fund cash and investments totaling \$154,956.05. The Association contributes \$8,050.33 to reserves each month. The Association has contributed a total of \$72,452.97 to the reserves this year.

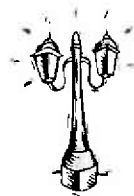
The financial statements are posted on the community website at www.norbeckhills.org. Please feel free to download a copy. If you would like to receive a hard copy of the statements in the mail, feel free to contact Ruchita Patel at 301-948-6666.

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:

December – No meeting
 Thursday, January 19, 2012
 Thursday, February 16, 2012

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

