

# **The Montgomery West Homeowners Association Newsletter**

<http://www.montgomerywesthoa.org>

**May 2024**

## **HOA Meetings**

Board Meeting dates 2023: May 14; September 10; October 15 and the annual meeting date is typically held in November. It will be held via Zoom. As we are doing for the monthly board meetings, we are asking homeowners who plan to join the Zoom meeting, to email us with their name, address and lot number and we will provide the link. It is necessary for us to have 10% representation at the meeting or through a proxy. We were able to get the 10% through door-to-door signing of proxies. Our community stays strong with your participation and we really appreciate your involvement.

**CCOC - As homeowners, you can go to this site to get updates on Maryland issues. -**

<https://www.montgomerycountymd.gov/DHCA/housing/commonownership/index.html>.

**Bulk Pickup** The HOA has arranged Spring/Fall dates for bulk pickup -- the spring date is Our bulk trash pick up dates for 2024 are **Saturday May 11, 2024 and Saturday, October 12, 2024** Please have your items curbside by 7 a.m. Check the website for list of permitted items--  
[info@montgomerywesthoa.org](mailto:info@montgomerywesthoa.org)

**Upcoming Spring Survey:** The AERC Committee will be walking the community to note any infractions to the covenants. Some things to keep in mind: The front of our homes should not be used as a storage area for recycling, trash, and lawn equipment. As a reminder to the community, overgrown yards attract rats and other vermin.

**Illegal Dumping:** If you witness any such activities, please report it to the Board or contact Montgomery County by 311 and make a report. We should all be concerned about these types of activities so that our community will continue to be clean and attractive, especially as home sales continue to be robust in this area.



**Our Community does a fairly good job of this, but here is a  
Reminder: Animal Defecation ("pooper scooper" law) (Montgomery County Code, Sec.  
5-203(a)(2)) -**

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. (\$100 fine)

**Neighborhood Notes/ Spring Property Review:** As we get closer to the spring/summer season, you may want to take a look at your property to determine if any action is required:

- 1) Are your trashcans and recycle bins stored out of view?
- 2) Does your split rail fence and gate need some attention. What about your shutters? Garage door?
- 3) Does wood trim need repair, painting, or replacement? Besides improving your home's appearance, this can prevent costly water damage in the future,
- 4) Is there a shed on your property? It is in good condition?
- 5) Have you had any trees or shrubs removed? Have you planted another tree or shrub?
- 6) Make sure there are no piles of trash, junk or brush located on any of your property.
- 7) Do you have trees or shrubs that need cutting back to avoid obstructing sidewalks?
- 8) Take Pride in your home's appearance. Does your siding need power washing to remove mildew and algae?



## Trash and Recycling Day:

*If our trash day is also a holiday, then our trash will be picked up the next trash day, not the next calendar day. Please note the change.*

*If there is a holiday that disrupts county recycling service, no matter what day you have your recycling picked up, everyone in the county experiences a one calendar day “slide”.*

*If your recycling day is on Monday and it is a holiday, then expect your recycling to be serviced the following day, Tuesday. Note, the holiday earlier in the week was on a Monday, but everyone is impacted as the county catches up from the holiday.*

***Please use the large bins for paper/cardboard recycling to prevent small individual items from blowing all over the neighborhood.***

***Please retrieve your Recycling and Trash bins as soon as possible to keep our community looking good.***

## What plastic items are not accepted?

- biodegradable or compostable plastic items
- plastic bottles or containers that held automotive products or hazardous materials, such as motor oil, antifreeze and pesticides
- plastic bags, film, or wrap - [how to recycle plastic bags](#)
- non-bottle items made from any type of #6 plastic (polystyrene and Styrofoam™ products), such as
  - lids from soft-drink cups
  - solo cups (red and blue)
  - plastic 6-pack beverage rings
  - plastic knives, forks, and spoons (utensils)
  - plastic or foam egg cartons
  - polystyrene “clamshell” containers
  - packaging from small electronics and toys
  - flexible plastic trays and individual containers for plants and seedlings, including 4-pack and 6-pack plant containers
- plastic shower curtains
- plastic straws, tennis ball canisters, plastic tubes
- containers holding [syringes](#) or [other sharps](#).

**Mowing Season** is upon us. Be a considerate neighbor. Keep personal property off the common areas including landscaped areas so our provider can keep our rates favorable.

From Montgomery County Website [Department of Housing and Community Affairs](#)

Grass and weeds on private property may not exceed 12 inches in height. The Department of Housing and Community Affairs (DHCA) enforces this code on privately owned property (residential, unimproved lots, commercial).

## **Parking**

Vehicles cannot be parked within five feet of a driveway unless permission is given from the driveway owner. Call the Police non-emergency number and officers can write a ticket and/or locate the owner and have the car moved.

## **Additional Parking Notes: Parking for Heavy Commercial and Recreational Vehicles *as per Montgomery County Law***

<https://www.montgomerycountymd.gov/goodneighbors/>

### **Other Ordinance Notes**

§ 31-20. Parking prohibited, specifically.

***Latest version.***

**Except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or official traffic-control device, a person must not:**

## **Below is an excerpt of information that applies to our community**

- (1) Within fifteen (15) feet of a fire hydrant.**
- (2) Within twenty (20) feet of any crosswalk whether at an intersection or not, when such crosswalk is marked off by painted lines.**
- (3) Within thirty (30) feet upon the approach to any flashing signal, stop sign, yield sign or traffic-control signal located at the side of a roadway.**
- (10) In a direction other than the flow of traffic.**
- (11) So as to prevent another vehicle already stopped near the curb or otherwise legally parked, from moving away.**
- (12) Not wholly within a designated parking space, or within two (2) feet of the front or rear bumper of another vehicle parked at or parallel to the curb.**

## **Payment of HOA dues:**

We are a relatively small community by most standards and our homeowners' fees have remained stable for a number of years. In order to keep our fees as they are, homeowners should be diligent and pay in a timely manner. At present, a significant number of accounts are current, but there are those that are not up to date. The Board is very willing to work, on a case-by-case basis, with homeowners who find themselves in arrears, in order to find a workable solution so that their accounts are up to date. If necessary, please reach out to the Board to discuss.

**Nuisance Noise Complaints:** Please remember you have neighbors and they can rightfully call the police if the noise is unbearable. Some homeowners have reached out to the board with respect to loud music blaring well into the evening, in some areas of our neighborhood. All homeowners should be aware that within the confines of Montgomery County, there are ordinances relating to permissible noise levels. If there is a "noise" issue, you may report to MC311— simply dial 311 and report the issue.

For more information about noise levels and hours of compliance, visit the Montgomery County government website for the specifics.

## Communication Improvement

# Foster a Thriving Community: Join Our Homeowner Group!

Are you looking for ways to connect with your neighbors, build friendships, and create a vibrant community?

Our homeowner group provides a platform for residents to:

- **Connect and socialize:** Meet your neighbors, share interests, and build lasting connections.
- **Organize activities:** Plan playdates, barbeques, community walks, yard sales, neighborhood clean-ups, and other fun events.
- **Share information:** Exchange recommendations, resources, and helpful tips with fellow residents.

Membership is open to all interested homeowners! We will tailor group activities and initiatives based on the collective desires and needs of our members.

Join us and help create a welcoming and connected community!

### How to Get Involved:

- Mark "Yes" to the Whats app group on the MWHOA information form to express your interest.
- Attend our upcoming meeting on May 14th 2024 .

We look forward to welcoming you!

### Useful Contacts for the Community

#### *Police*

Emergency: 911

Police non-emergencies (noise, nuisance pet complaints): 301 279-8000

#### *Montgomery West Services*

MWHOA Board of Directors

[info@montgomerywesthoa.org](mailto:info@montgomerywesthoa.org)

<http://montgomerywesthoa.org/>

Trash Collection: Ecology Services

<http://www.ecologyservices.com/esrr/index.html/>

Recycling: Montgomery County

<http://www.montgomerycountymd.gov/sws/>

[programs/](#)