The Montgomery West Homeowner’s

Association Newsletter

http://www.montgomerywesthoa.org

# October, 2018

**2018 MWHOA Board of Directors**

As a reminder to the community, here are the members of the MWHOA Board of Directors:

 Vincent Delgado, President

 Rod Olaya, Vice President & AERC Chair

 Michele Heffner, Treasurer

 Lula Davis, Secretary

 Maryann Holleran, Member-at-Large

**Status of Sign enforcement:**

Earlier this year the Board requested feedback from residents concerning the signage in the neighborhood as it relates to covenant enforcement and allowable signage. Currently, the HOA covenants only allow certain types of signage in the neighborhood (see Covenants Article 12, paragraph K). The Board received feedback from homeowners, primarily regarding home security signs. The consensus was that homeowners want these to be allowed and that it increases safety in the neighborhood. The Board agreed that up to two security signs (placed front and back on a homeowner’s property) from a professional security monitoring company would be acceptable.

**Neighborhood Notes**

***Parking:*** Parking is always at a premium on our streets. It has been noted by a number of homeowners that our neighborhood streets are becoming very congested with cars. All of the single family homes have driveways and garages. If at all possible please park in your driveway or garage so that there will be sufficient space for others to park on the street. Please be careful when parking in front of a neighbor’s home. Do not park so close to their driveway thus making entry and exit unsafe. Also, be mindful when parking in front of your mailbox or your neighbor’s. We don’t want to limit access of the U.S. Postal Service in mail delivery.

*Winter is coming:* Winter is right around the corner—I know you don’t want to hear the word: “winter.” However, now is a good time to take a look at your property and perhaps start the process of getting your home and property ready for winter. Winter can cause damage to a variety of building materials and debris can build up in unwanted places. Here are some maintenance items to consider in order to maintain the beauty of your property and keep your property at its highest value:

 Check and clean gutters and downspouts, as necessary;

 Check your split rail fence and gate;

 Take a look at your trees and shrubs;

Is there a tree that needs special attention, have it checked and if necessary remove it before winter sets in;

Do you have a shed? Check the condition of your shed;

Have your chimney checked;

 Remove any piles of trash, junk, or brush from your property.

**AERC Violations:**

The AERC Committee conducts a spring and fall survey of the neighborhood. The survey is conducted to ensure that homeowners do not have violations of the HOA covenants (Article XI) i.e., split rail fencing down, gate off hinges, trash/tree debris piled in yard. In past surveys, some minor violations have been noted and the homeowners were notified of the violations. In almost all cases, the homeowners will correct the violation. However, it is important to note that if violations are not corrected, there is a course of action which the Board may pursue. Please refer to Article VIII (Enforcement).

Any proposed visible changes (the addition of a deck or screened porch, or a new shed) must first be submitted in application form for approval by the AERC Committee. The forms are available on-line simply go to the HOA’s website.

**Pets and Pet Waste disposal**

As noted in the March newsletter, many homeowners in our community are pet owners/lovers. It is important for those pet owners to respect the property and common areas in our community. Please take extra care to properly dispose of pet waste, and of course proper disposal is not leaving it on the sidewalks, in the common and parking areas or in the woods off Centerway Road. Let us all be good neighbors and clean up after our pets. As a reminder, Montgomery County regulations require that all owners clean up after their pets on common and public property. Also, remember that you should not allow your pet to wander on others’ property. Montgomery County animal control laws and fines can be found at <http://www.montgomerycountymd.gov/animalservices/ask/laws.html>. Complaints about nuisance pets or other pet violations can be submitted to Montgomery County Police at their non-emergency line: **301 279-8000.** To report an emergency such as an animal attack or animal cruelty in progress, call 911

**Garbage/Trash Cans/Recycle bins**

Members of the community are reminded that they should store their garbage/trash cans/recycle bins out of public view. The covenants clearly state that all containers should be kept from public view, with the exception of the evening prior to the day of your regularly scheduled pick-up. Additionally, it is important to remember that animals are often looking for easy pickings, and garbage bags are a big draw for crows and other critters. In order for us to keep our neighborhood streets clean and free of debris, please pick up any loose trash that may spill from your containers, and before it ends up in your yard or your neighbor’s.

 **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

<http://montgomerywesthoa.org/>

Trash Collection: Ecology Services

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

Recycling: Montgomery County

http://www.montgomerycountymd.gov/sws/programs/

 **MWHOA Meetings**

Remaining 2018 Board meeting date: October 16

Annual Meeting – November 13

Email us at: info@montgomerywesthoa.org