

THE MONTGOMERY WEST HOMEOWNER'S ASSOCIATION NEWSLETTER

[HTTP://WWW.MONTGOMERYWESTHOA.ORG](http://www.montgomerywesthoa.org)

August (Fall) 2011

Letter from the President

It has been a pleasure this year to serve as the MWHOA president. I have enjoyed meeting some of you and talking with others on the phone or by e-mail. We encourage you to continue to email or call with your suggestions and concerns to keep Montgomery West the neighborhood we want to be our home.

Our activities to maintain our community consisted of our normal spring trimming and planting of trees and bushes in our common areas. Thanks to everyone who contacted us to make suggestions and notify us when issues arise that requires us to take action. In addition, we completed parking repaving of the remaining townhome parking and striping all parking spaces. We should be set for another 15-20 years before paving is required again.

Montgomery West continues to be self-managed by volunteers, which is in contrast to many HOAs near us that employ a management company. Self management is possible if two conditions are met: (1) Board of Directors is comprised of competent and dedicated homeowners, and (2) our 104 homeowners are willing to fulfill their responsibilities to pay their quarterly dues and abide by our MWHOA covenants. Currently, we experience about 10% of our homeowners who fail to make timely payment of dues and/or abide by our covenants.

The Nominating Committee will be looking for 3-4 individuals to serve on the Board for 2 year terms. Everyone should expect to serve at least once on the Board during the time they reside in Montgomery West. If you have never served on the Board, please seriously

consider serving if you are asked by the Committee. This is the way we can continue to be self-managed and keep our dues down.

We continue to ask for your support by making your dues payments on time and abiding by our covenants. We are always willing to meet with homeowners that may be facing a difficult or challenging situation that impact dues payments or covenant compliance. We are committed to making Montgomery West a welcoming home.

Sincerely,
John Patton

Plant Trees

One of the greatest assets in our Montgomery West neighborhood is the beautiful landscaping and trees. Each year some of our trees die or are damaged by storms. To maintain our neighborhood value, we are suggesting that homeowners consider planting trees on their property to replace the dead or damaged trees. Fall is the perfect time to plant trees. The weather is cooler so the trees have all winter and spring to get established before the hot dry summer weather. Also, most nurseries put trees on sale in the fall. Consider planting a few trees. Thanks!!

Treasurer's Update

Homeowners are reminded to pay their quarterly assessments on time to avoid late fees or even worse, having a lien placed on your home. Also if you are consistently late, the Board could require you to pay for an entire

year in advance. So pay your assessments on time to avoid all of this. 4th Quarter assessments in the amount of \$110 are due on October 10.

The 2012 budget will be posted on the MWHOA website for review. The assessments are budgeted to remain the same at \$110. If there are any questions, do not hesitate to contact the board.

Fall Property Review

As cooler weather of fall approaches, we ask homeowners to review their property and take any required action:

- 1) Make sure all your fences and gates are split rail in good condition.
- 2) Make sure your satellite dishes are not visible from the front of your home.
- 3) Sheds – Metals sheds are not allowed, wood and vinyl sheds should be well maintained and painted the same color as your house siding. Only one shed is allowed per lot.
- 4) If you have removed a tree this year, please remove the stump and plant a replacement tree.
- 5) Make sure there are no piles of trash, junk, or brush on your property.
- 6) Trim trees and bushes to keep your property attractive.

Friendly Reminder on Yard Waste & Trash

All yard trimming, tree branches, and Christmas trees should not be discarded in our common areas behind your homes. This material should be bagged in brown paper bags and put out for recycling collection on Mondays or Thursdays depending on your location. Tree branches can be tied in bundles (no longer than 4 ft lengths). Christmas trees can be placed at the curb.

All household trash that is not recyclable should be placed in trash cans with covered lids (MWHOA covenant

requirement). This is to prevent birds or strong winds from distributing trash to your neighbor's yards. Trash cans and blue recycle containers should continue to be out of view on non-trash days.

Our Neighborhood Streets

Blue Heron Lane
Ivory Gull Court
Kingleet Place
Marsh Hawk Lane
Mourning Dove Court
Swallow Court
Waxwing Terrace

Montgomery County Newsletter

If you are interested in the latest on news on Montgomery County, we suggest you subscribe to the "The Paperless Airplane". It has the latest news and information on Montgomery County.

<http://www.montgomerycountymd.gov/apps/News/Blog/PaperlessBlog.asp?BlogID=20>

Meet Your 2011 Board

President:	John Patton
Vice President:	Hubert Kim
Secretary:	Jonathan Dade
Treasurer:	Michele Heffner

Board Member At Large:	Jeff Buttermann
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2011 Board Meeting Schedule:
13 Sept, 11 Oct, and 15 Nov.

School is back, and winter is on the way!