

The Montgomery West Homeowner's Association Newsletter

<http://www.montgomerywesthoa.org>

SEPTEMBER 2012

Letter from the President

We are completing another year of successful management of our neighborhood by willing volunteers. Thanks to board members who have served this year and to all our homeowners for your comments and suggestions to improve and maintain Montgomery West.

Our activities to maintain our community consisted of our normal spring / fall trimming and planting of trees and bushes in our common areas. The storm in June caused more than normal damage to trees within our common areas. It has taken time to clear debris as we are removing branches and trees on a schedule that is most cost effective for our HOA. We appreciate everyone's patience with this work to keep our costs to a minimum.

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 Board this year voted to follow the recommendation of the MWHOA lawyer to pursue collection of large outstanding delinquent accounts through use of lawsuits.

Board member, Rob Mitkus, is organizing a Neighborhood Watch Program for Montgomery West. All interested homeowners are invited to attend a one day training, September 22 (see Rob's article for more information).

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.

Sincerely,
John Patton

Upcoming Events

Sep 22 - Neighborhood Watch Training (8am - 3pm), MCPD 6th district station – pizza provided by MCP!

**Nov 13 – Annual Meeting (7-9 pm)
Strawberry Knoll Elementary School**

Neighborhood Watch Training-Sep 22

Montgomery County police will be providing Montgomery West homeowners with a 1-day Neighborhood Watch training on Saturday, Sep 22. Sixth District Community Service Officer Scott Zimmerman will provide information on how and when to properly call the police; gang information and recent crime trends; security measures and habits that should be put in place to better secure your home; and several other topics. He will also answer any questions and discuss any community concerns. Training will take place from 8am-3pm at the 6th district station located at **45 West Watkins Mill Rd in Gaithersburg** – *hope to see you there!*

Fall Property Review

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

- Make sure all your fences and gates are split rail in good condition.
- Make sure your satellite dishes are not visible from the front of your home.
- 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.
- If you have removed a tree this year, please remove the stump and plant a replacement tree.
- Make sure there are no piles of trash, junk, or brush on your property.
- Trim trees and bushes to keep your property attractive.

Plant Trees

One of the greatest assets in our Montgomery West neighborhood is the beautiful landscaping and trees. To maintain our neighborhood value, we are suggesting that homeowners consider planting trees on their property to replace 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!!

Friendly Reminder on Yard Waste and 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 trash 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 also 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.

Your Board:

President	John Patton
Vice President	Steve Kwilas
Secretary	Rob Mitkus
Treasurer	Ed Kallas
AERC Rep	Rod Olaya