



Flints Grove HOA Newsletter

P.O. Box 83505 - Gaithersburg, MD 20883



President's Report by Brian Taylor

Bob Koenig is a tough act to follow. He worked diligently for the community as President of the Board of Directors for two years and accomplished a great deal. As I begin my term as President, I continue to rely on the example he set and his ongoing work as a Board Member-at-Large. I'm also fortunate to have Steve Kelley, Rob Kemp, Matt Rogers and Richard Wallace joining the Board as new members and Jeanne Kahn moving up to Vice-President. Steve will serve as Secretary and Maintenance Committee Chair, Rob will serve as Treasurer, and Matt will serve as the Architectural and Environmental Control Committee Chair. Richard, a lawyer with NASD, is our new Legal Advisor. Please thank these community-minded volunteers when you see them.

This year we are committed to completing the path restoration project we started last year and being more proactive in addressing maintenance and environmental issues in the community. The path is the main amenity in our neighborhood and many of our

residents use it for access and relaxation. The unrestored parts of the path are bumpy and unattractive and desperately need to be upgraded. Unfortunately, higher oil prices have led to higher asphalt prices. It will be a financial strain, but we will do our best to finish the path this summer.

The maintenance and environmental issues we intend to address this year may be more controversial. In the past enforcement has not been a Board priority but as the development ages some residences and common areas are starting to need work. We will also be reviving covenants that have been allowed to slide. While none of us want to be busybodies or policemen, we know that upkeep of the area and adherence to the covenants makes our area attractive and enjoyable for everyone. Please take a moment to review the covenants (<http://www.flintsgrovehoa.org/by-laws.htm>) and be cooperative if you get a letter or a call from us. We're here to help.

June
2006



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www.flintsgrovehoa.org

**BOARD
MEMBERS/OFFICERS**

Brian Taylor,
President
(240-453-9547)
Jeanne Kahn,
Vice President
(301-762-4095)
Rob Kemp,
Treasurer
(301-279-9449)
Steve Kelley,
Secretary
(240-314-0688)
Matt Rogers,
(301-762-1009)
Richard Wallace,
(301-315-2295)
Bob Koenig,
(301-424-1016)

COMMITTEE CHAIRS

Jeanne Kahn—
Community Relations
Steve Kelley - Maintenance
Bob Koenig - Directory
Matt Rogers—
Architectural Control
Richard Wallace—
Legal Advisor

Hugh MacNeil—
Business Manager
(240-535-2203)

**Dates to
Remember**



July 16th- 3rd Annual
Ice Cream Social

HOA Website Debuts by Bob Koenig

At the annual meeting, I was pleased to announce the launch of the HOA website which was developed by Jessica Taylor - daughter of Board member and new president Brian Taylor. Brian credits his daughter with the site design and programming, but I know that he provided the inspiration, guidance and text that you'll see when visiting the website - www.flintsgrovehoa.org.

The development of this site is the realization of a long-term goal set by the HOA Board and provides the community with an up-to-date communication venue. The content of the site provides not only general information about Flints Grove, but also news, points of contact, links to pertinent forms, HOA By-laws and regulations, Board meeting minutes, and copies of past newsletters. Please visit the site and see this information for yourself. If you have ideas for additional content or would like to submit neighborhood photos for the site, please contact Brian at webmaster@flintsgrovehoa.org.

The existence of our website is a great example of what can come of a volunteer effort for the community and a successful father/daughter team accomplishment. On behalf of the HOA Board, I would like to thank both Brian and his daughter, Jessica, for a job very well done!

Welcome New Neighbors

On Rich Branch Drive

Jennifer & Jason Brodsky
Steven and Yasmin Meyers

On Pebble Hill Lane

Weizhong Chang & Shuang Zhang & Family
Naranyan K. Bhat

On Flints Grove Lane

Pragna Purohit
Patrick & Andrea McGinnes



Community Notes

- Montgomery County dog owners must now keep their animals leashed in county parks and other public places under a new law adopted by the County Council.
- The application process has been completed to transfer the structural maintenance of the storm water facility to Montgomery County. If the County accepts this application, the Board will not have to budget funds for future repairs.
- Thanks to the young man who made the repairs, as a community service project, to the basketball nets at the court off the walking trail.
- Congratulations to our own Wootton High School which was ranked the 51st best high school in the country according to a study published in Newsweek on May 8, 2006.
- Many of the split rail fences in our community are deteriorating and need to be fixed or replaced. If you have a split rail fence, please take a close look and make any necessary repairs. Poorly maintained fences reflect badly on our neighborhood and house values.
- The risk of fire is always a threat despite the relatively wet weather we've had this summer. Fires in wooded areas in our community are a potential hazard and all residents should take precautions. Please read the barbeque safety news from Fire and Rescue Services attached to this newsletter.
- Congratulations to the \$50 gift certificate winners at the annual meeting in April: Myrna Wohl, Vincent Mennehan, Steve Balakirsky and Omid Nazari (proxy).
- Many pin oak trees along Rich Branch Drive have a lot of dead branches at the bottom of the trees. While these dead branches are a normal part of tree growth, it is important to prune these branches annually for the health of the tree. Certain insects and diseases can enter the tree through the dead wood and endanger the trees. Please check the pin oaks in your yard for any necessary pruning.
- **Last chance to update the community directory!** If you have not already filled out a community directory questionnaire, a copy is attached to this newsletter. Our new directory will be published in July.



Coming Soon..... Flints Grove HOA Ice Cream Social July 16th, 2006

Mark your calendars for the Third Annual Ice Cream Social! Our planned date is Sunday, July 16th from 2:00 p.m. to 4:00 p.m. Come join us on DeHaven Court and enjoy some ice cream treats with your neighbors.



Have your own Community Notes to share? Please email your copy to the Editor,

Pam McLean at
pjmclean@yahoo.com.

Selling Your House?



If you have a settlement coming up, please advise your attorney to contact Hugh MacNeil for the required financial information at least two weeks prior to settlement. Hugh can be reached by phone at 240-535-2203 or by email at SAILMACUSA@aol.com. As the Flints Grove HOA is self-managed, we don't have a staffed office that can react immediately to requests from attorneys. Very often, Hugh or other Board members are on travel and need time to respond to these requests.

Treasurer's Report by Bob Austen (Former Treasurer) & Rob Kemp (Current Treasurer)

Background

I have functioned as the Treasurer of our Flints Grove Homeowners Association for the past three years and I am happy to have made a contribution to our community. As of April we turned the responsibility of Treasurer over to Rob Kemp who moved into our community in 2003 and joined the FGHOA Board. Rob is an accountant and is currently co-owner and CFO of Beltway Cleaning Services, LLC. We have made a lot of progress in the past three years and I'm confident that the new board members will continue the progress.

Financial Review

The Association Board members are all volunteers but we do have a (modestly) paid accountant / administrator, Hugh MacNeil, who used to live in the neighborhood. Hugh handles administrative matters, manages billing and payments, and maintains the Association's books. He provides a complete financial update and copies of our bank account statements at each board meeting, which the entire Board reviews. Based on this we are confident that the Association's

books are current and accurate.

As of May 22, 2006 the Association bank account balances totaled \$90,041.93. This balance as well as the anticipated dues payments should enable the Association to cover operating expenses for the year and finally complete the resurfacing of the walking path during 2006.

We are happy to report that last year every single homeowner in our community paid their annual fee and this time only two are outstanding for 2006. A third notice has been sent to these two homeowners and the Board will proceed with liens on these properties if they are not paid in the near future.

We reluctantly raised dues over the past few years in order to maintain our community but still have some of the lowest homeowners' fees in the area. Be assured that the Board takes its responsibilities seriously and will continue to use your Association funds prudently.

Parking Violations by Richard Wallace

The Flints Grove Homeowners Association covenants restrict parking of certain vehicles and trailers in the development. In the past the Architectural and Environmental Control Committee has notified owners and residents of vehicles and trailers that violate the covenants, but has not taken steps allowed by the covenants to remove such vehicles. The current Committee and Board of Directors wants to make it clear to all owners and residents that although certain violations have not been remedied in the past, they will not be permitted in the future.

The covenants are set forth in a Declaration which forms part of the title to each property. The Declaration's covenants establish binding standards for the appearance of the development. (See Article VIII. The entire Declaration is available on the Flints Grove Homeowners Association website at <http://flintsgrovehoa.org/documents/Covenants: Part II> [pages 1-15] and <http://flintsgrovehoa.org/documents/Covenants: Part II> [pages 16 to end]) Enforcement of the covenants in the Declaration is entrusted to the Architectural and Environmental Control Committee, which is appointed by the Board of Directors. (Article VIII, Section 12 at page 21) From time to time the Committee and members of the Board receive complaints about apparent violations of the covenants.

Among the provisions of the Declaration that are applicable to all property owners and residents are the following:

- Except as hereinafter provided, no junk vehicle, commercial vehicle, trailer, camper, camp truck, house trailer, boat or other similar machinery or equipment of any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and

except for such equipment and machinery as the Association may require in connection with the maintenance and operation of the common areas and community facilities) shall be kept upon The Property nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. The Association may, in the discretion of the Architectural and Environmental Control Committee, provide and maintain a suitable area designated for the parking of such vehicles or the like. (Art. VIII, Sec 7(d) at page 18, underlining added)

Except for parking areas within garages, no commercial vehicles or trucks shall be parked upon The Property except on a temporary basis. (Art. VIII, Sec. 7(n) at page 19, underlining added)

Subject to applicable ordinances of Montgomery County, the Declaration provides the Flints Grove Homeowners Association with the authority, after proper notice, to remedy violations of the covenants, including with respect to commercial and other prohibited vehicles and trailers, the authority to have such vehicles towed at the owner's expense.

We are committed to uniform enforcement of the parking restrictions to which we have all agreed to be bound. The Committee will, on a case-by-case basis, give members a limited grace period to comply with the parking rules. Please contact a member of the Committee if you have any questions.



Committee Members:

Matt Rogers 301-762-1009
Richard Wallace 310-315-2295