



Flints Grove HOA Newsletter

P.O. Box 83505 - Gaithersburg, MD 20833



President's Report by Bob Koenig

When Flints Grove was originally established, the developers provided a means to ensure that our community would continue to be an attractive, wooded, homogeneous residential community. The means I refer to are the By-Laws and Declarations that comprise our Homeowners' Association documents. These documents provide the rules and regulations that determine the visual appearance of Flints Grove.

Unfortunately, these By-Laws and Declarations are found in the lengthy legal documents that you received at settlement and may not have seen since. They are so critical to our community that I wanted to start out the New Year with a review of the more pertinent items that govern our neighborhood.

The By-Laws and Declarations Prohibit the Following:

- Making any changes to the exterior of your house without receiving written approval from the Architectural and Environmental Control Committee. These changes include, but are not limited to, new siding, windows, fences, garage doors, new paint colors, decks, patios, driveways, and new roofs.
- The accumulation or storage of litter, lumber, scrap materials, building materials or trash of any other kind on any building lot.
- Keeping junked vehicles, commercial vehicles, trailers, campers, camp truck, house trailer, boat, or other similar equipment on any building lot.
- Maintaining trash and garbage containers in public view, except on days of trash collection.
- Removing sound hardwood trees measuring in excess of 6 inches in diameter (measured 2 feet above ground) from any lot without the written approval of the Architectural and Environmental Control Committee.

- The installation of outside television aerials or radio antennas, with the exception of Satellite TV dishes, which need to be installed according to HOA guidelines.
- The parking of commercial vehicles or trucks on the property, except for parking within garages or on a temporary basis.

In addition to the above rules, the By-Laws and Declarations are also very specific about paint colors. Townhouse trim color shall be (McCormick) Swiss Coffee and the exterior siding shall be (McCormick) Tabby Gray, or approved similar colors from other paint companies. For all other lots (single family homes), the exterior paint color may be either Tabby Gray, Swiss Coffee or (McCormick) Antler Brown and the exterior siding may be any of the three colors mentioned above, or approved similar colors from other paint companies, except that the trim and siding shall not be the same color and either the siding or trim color shall be Swiss Coffee, or other approved similar color.

Please remember that the By-Laws and Declarations exist to ensure that Flints Grove remains an attractive, pleasant residential community and to protect your property values and those of your neighbors. Copies of the complete HOA documents can be purchased for \$10. Contact any Board Member for a copy.

Residents Have The Responsibility To:

- Read and comply with governing documents of the community.
- Maintain their property according to established standards.
- Pay association assessments and charges on time.

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- Jessica Dolleck,
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- Jeanne Kahn,
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COMMITTEE CHAIRS

- Jeanne Kahn—
Community Relations
- Vickey Lutwak - Maintenance
- Bob Koenig - Directory
- Jessica Dolleck—
Architectural Control
- Ed Myers—Legal Advisor
- Hugh MacNeil—
Business Manager
(240-535-2203)

Dates to Remember



- April 5th- Annual HOA Meeting
- July 16th- 3rd Annual Ice Cream Social

President's Report by Bob Koenig (continued from Pg. 1)

Residents Have The Responsibility To:

- Treat association leaders with honesty and respect.
- Vote in community elections and on other issues.

Association Leaders Have The Responsibility To:

- Fulfill their fiduciary duties and exercise discretion in a manner they believe to be in the best interests of the community.
- Exercise sound business judgment and follow established management

practices.

- Balance the needs and obligations of the community with those of individual homeowners and residents.
- Conduct fair, open, and well-publicized elections.
- Encourage input from residents on issues affecting them personally and the community as a whole.

New High School Considerations by Jeanne Kahn



At last year's FGHOA annual meeting, some interest was expressed regarding a proposal by Montgomery County Public Schools (MCPS) for a new high school that would potentially impact our neighborhood. To address this concern, the FGHOA board decided to monitor the discussions/considerations that are ongoing regarding this issue and to give periodic reports to our community

via the newsletter. The most recent update is a letter from MCPS dated January 25, 2006 that was distributed throughout the Wootton cluster; this letter is reprinted on Page 5 of this newsletter. Please consult the MCPS and school web-sites or local PTAs for further information.

Welcome New Neighbors

On Rich Branch Court

Kritayot Poosuntisumpun & Nipaporn Payackapan

On Flints Grove Lane

Xiaohong Yi & Liwei Chen
Kyung Ok Yoon & Chang Duk Yoon

On Pebble Hill Lane

Sang Bun & Kap Jong Lee



Community Notes

- At least one home and car break-in occurred in our community in the last two months, as well as an attempted car break-in on Rich Branch Drive on February 1. Please be sure to keep all doors and windows locked and use caution in any suspicious activity. Any suspicious activity should be reported to the local police (911 or 301-279-8000 for non-emergencies).
- Progress is being made in turning over our storm water management facility to Montgomery County for structural maintenance. The Board expects the application process to be completed by mid-February.
- In response to residents' suggestions, the Board is considering changes to the landscaping at the Flintsridge townhouse community. The recommendation to the Board concerns removing the large, white pine trees that line both sides of the entrance to the parking area. This potential project will be an agenda item at the annual meeting on April 5 and comments from residents will be welcome.
- Remove snow and ice from sidewalks as promptly as possible and clear areas around mailboxes.
- Turn-off the inside valves for outside water spigots and open the spigots to prevent frozen water pipes.
- Acting on a recommendation from our HOA insurance company, the Board took steps on January 27th to close the bridge on the walking trail. The bridge, which was damaged by a falling tree last fall, will be completely rebuilt in the coming months. However, until the new construction is complete it was necessary to close the bridge for the safety of residents.



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.

PAY HOA DUES

2006 HOA Fees were due on Dec. 31, 2005.

If you have not received a bill, contact Bob Austen (301-315-9581) or Hugh McNeil (240-535-2203).

Proposed Additions to By-Laws by Jeanne Kahn

In an on-going effort to maintain the integrity of our neighborhood, the HOA board is recommending two amendments to our By-Laws that will be presented for approval at our annual meeting on April 5. The proposed additions to the By-Laws are:

1. The requirement of a signed lease addendum when Flints Grove properties are rented.
2. The establishment of an HOA administrative fee to be collected at the time of settlement when Flints Grove properties are sold.

The lease addendum would be a legal document requiring renters to uphold our HOA By-Laws and rules in the same manner as any homeowner. Both the landlord and renter would be required to sign the lease addendum, which would be attached to the primary lease for the property.

The HOA administrative fee, paid by the buyer, to be collected at settlement, would help defray the association's costs incurred when a home is sold and would facilitate the collection of subsequent HOA dues.

Watch your mail in March for further information, including the actual wording of the proposed amendments, to be included with a proxy ballot for the annual meeting. If you can not attend the annual meeting, please be sure to send in your proxy ballot so that your vote is counted. An affirmative vote of 67% of the paid owners is required to amend the By-Laws, so your participation in this process is important to the community.

Flints Grove on County List for Erosion Study by Brian Taylor



On November 16th, Pam Parker from the Montgomery County Department of Environmental Protection (DEP) gave a presentation to the Flints Grove HOA Board of Directors outlining the

County's plans for the Muddy Branch watershed. With fifty-eight miles of streambed in the Muddy Branch watershed alone and many distressed areas in twenty watersheds to manage, Pam and the DEP have their hands full. Vickey Lutwak, former Board President and advisor to the current Board, alerted Pam last year that we have a serious problem with erosion in our small tributary. Since then, Pam has provided much information and helped the Board identify resources to help with our immediate needs. One thing we learned was that the cost of long-term remediation was well beyond the means of the HOA.

The County plans to work through each of the watersheds, identifying problems and using tactics such as rock wall placement, flood plain grading, wetland development and re-vegetation to address them. The work begins with a comprehensive study, looking at the hydrology, biology and residential and commercial development within the watershed. This process takes several years. Once the study is complete and the remediation objectives are established, the DEP works

with various local, state and federal agencies to obtain funds for remediation. This part of the project may take an additional 1-2 years. Depending on the scope of the project and the degree of remediation necessary, another 1-2 years may be needed to complete the work.

The good news is that the DEP, in conjunction with the Army Corps of Engineers, is planning to conduct a study of the Muddy Branch and Great Seneca watersheds in the near future. In the initial stage, they do not plan to survey all of the streambeds in the watershed, but Pam informed us that our tributary will definitely be on the list. While five years may seem like a long time to wait for a fix, we're fortunate that the County chose Muddy Branch as one of their next areas to survey, given that there are hundreds of distressed waterways within the County. We will keep you posted as the project develops.