



SMHOA Board of Directors

Tracy Shahan, President
Earl Gamache, Vice President
Neil Pedersen, Treasurer
Becky Meadows, Secretary
Kevin Hanlon
Dennis Holden
Renu Simon

Community News – October 2018
HOA Website: www.snowdensmill.com

Snowdens Mill HOA is managed by
Community Association, Inc.
15742 Crabbs Branch Way, Rockville, MD 20855
Contact: Melissa Wells, 301-258-7711, ext. 160
SMHOA.bod@communityassn.com; Fax: 301-258-8362

SMHOA Board Meetings

2018 Board Dates: 3rd Tuesday/Month – 7:30PM
Feb. 20, March 20, Apr 17, May 15, Jun 19, Jul 17,
Aug 21, Sept 18, Oct 16, Nov 20, Dec 18
3rd District Police Station, Public Meeting Room
1002 Milestone Drive, Silver Spring, MD
All homeowners are welcome to attend meetings.

SMHOA Newsletters

March, June, September, December. **Do you have information to share?** The **Communications Committee is always looking for newsletter content.** Send ideas to Melissa.Wells@communityassn.com.

Welcome New Neighbors!

Emmanuel A. Moffer, Stonecrest Drive
Thomas B. and Hannah L. Luttrell, Aventurine Way

READ - IMPORTANT ASSOCIATION NEWS

When it comes to short term rentals, communities have to decide on a policy that fits their community and ideals. This issue arises when tourists and/or transient populations are interested in temporary rentals of single-family residences, without the owner being on the premises. Online businesses such as Airbnb have made renting out a room or two an easy option for homeowners. This is increasing in frequency and creates the potential for controversy in single family neighborhoods: parking, noise and

nuisance, safety, adequate water and sewage service and garbage collection concerns. Often the question is handled through zoning ordinances, but sometimes regulations and enforcement covenants need to be changed or added to address the issue. Your SMHOA board of directors asked outside counsel for a proposed Amendment to our covenants to prevent undermining the sanctity of our single-family residential neighborhood. This amendment will be brought to a vote at our annual meeting, January 2019.

PROPOSED AMENDMENT:

The Board of Directors of Snowdens Mill Homeowners Association, Inc. proposes an amendment to Article VI, Section 12 of the Declaration, to restate and add to the existing paragraph, which will read (“underline indicates addition”):

No Lot shall be used or rented for transient, hotel or motel purposes. Any lease agreement between a Lot Owner and a lessee shall be for a period of not less than six (6) months, and shall provide that the terms of the lease are subject in all respects to the provisions of this Declaration, and the Articles of Incorporation and By-Laws of the Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the Lease. All such leases shall be in writing. The Lot

Owner of any leased Property shall within 30 days deliver to the Association's Board of Directors a copy of the executed lease and a copy of each signed amendment which is made thereto from time to time.

EXPLANATION: This proposed amendment would prohibit Lot Owners from entering into short-term lease agreements or using Lots for transient purposes. It is difficult for the Association to enforce its governing documents against short-term tenants/residents due to the short nature of their tenancy. This amendment will allow the Association to better enforce and governing documents against tenants/residents who are known and have entered into longer-term written lease agreements, subject to the Association's governing documents and standards. *The Board of Directors recommends you vote FOR this Amendment.*

Neighborhood Goods and Services

Long & Foster Greater Silver Spring is hosting its 1st Annual **Community Shred Day – Saturday, October 13th from 11 AM-1PM**, 12520 Prosperity Drive, Silver Spring (across street from Lexus Dealership). Truck located in parking lot at LNF Front Entrance. Great time to purge all old papers!

For your real estate needs, contact Becky Meadows, Long & Foster Greater Silver Spring, 202-253-9405; 301-388-2600 or becky.meadows@longandfoster.com.

Useful Telephone Numbers

For medical and other emergencies, call 911.

Following are other useful numbers:

County Info/services	240-777-0311
PEPCO (Outages)	877-737-2662
Miss Utility	800-257-7777
Missed Trash/Recycling	240-777-0311
Animal Control	240-773-5960
Poison Control	800-222-1222
Police Non-Emergency	301-279-8000
Street Light Outage	240-777-0311
Street Tree Damage	240-777-7623

SMHOA Website

Snowdens Mill HOA community website (www.snowdensmill.com) allows you to quickly access and download SMHOA forms, including: Complaint forms, HOA Covenants and Bylaws, and HOA-adopted policies. The Board is always looking for web content and ideas to make our website more

useful and interactive. Send ideas to Melissa.Wells@communityassn.com.

Fall Maintenance Tip

AUTUMN PREP FOR YOUR PROPERTY

Maintenance Tips To Ensure Your Property Is Fall Ready

Exterior Checks

Check for inexpensive maintenance issues like areas that need caulking, gutters that need debris removed, or vegetation that needs trimming to prevent future damage. Check the roof for loose or missing shingles.

Fixing small issues before they cause expensive problems is key.

Inspect for Fall Safety

Autumn brings with it cold weather and, often rain. Inspect your supports and railings for decks, patios and entry ways. Be sure that the handrails can support someone who may have slipped in snow or ice.

Animal Proofing

Cold weather brings critters seeking refuge in the warmth of an accessible basement or attic. To prevent an infestation, caulk small holes and cover large holes with hardware cloth.

While you're at it, check your attic's insulation. Past critters could have harmed insulation which can cause ice damage to your roof.

Irrigation Systems

Each season has different irrigation requirements to keep the property looking its best and protect the functionality of the sprinkler system. Sprinklers with timers can often be reset, as seasonal rain will hydrate foliage. As winter approaches, follow manufacturer's instructions for winterizing sprinkler and irrigation systems.

Yearly Maintenance

Now is a great time to take care of those yearly inspections. Remove debris from the chimney, and ensure that your tenants' smoke alarms are being maintained. HVAC systems should be serviced and cleaned once a year to prevent major damage.

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