



NEWSLETTER - MAY, 2015

Snowdens Mill HOA is managed by –
Community Association, Inc.

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YOUR BOARD OF DIRECTORS

The Board of Directors (BOD) has organized its activities into seven committees. The current officers include President Joe Maas, Vice-President Everett Casey, Treasurer Jay Moses, and Secretary Patricia Brockway. The remaining Directors include: Dennis Holden, Kassa Kebede, Saura Sahu and Leilani Wheeler.

We still have one opening on the board; please consider volunteering for this position which expires in January 2017. Please send an email to the above address indicating your willingness to serve on the Board.

FROM THE DESK OF THE SMHOA PRESIDENT

The Snowden's Mill Homeowners Association Board has adopted three primary goals for this year. While there are other activities that need to be addressed in order to operate an effective homeowners' association, these three goals will receive special attention and effort. I am going to list them, discuss their importance, and outline the efforts that will be devoted to them.

Goal One

Develop and implement measures to ensure that significant uncorrected findings of the home inspection, which would be expected to reduce the value both in

Board Meeting Notices – May 19, June 16, and July 21, 2015 At 7:30 PM

All Board meetings will be held at: Public Room 3D Police Station at White Oak, 1002 Milestone Dr. Silver Spring, MD 20904 unless otherwise notified.

dollars and appearance, be corrected in a cost-effective manner.

I believe this is THE most important goal. And I believe that the most value which SMHOA can provide to our residents is to ensure the

appearance of the community and its homes. That is why we are—again this year—conducting an inspection of all homes. This will start shortly. While most of us maintain a good appearance of the exterior and lawns of our home, there are few who do not. These bring down both the value and enjoyment of Snowden's Mill.

We will, therefore, concentrate on the homes most in need of exterior maintenance in order to meet community standards. We will work with these homeowners to bring their homes up to our standards. And we will do what is needed to ensure this happens.

Goal Two

Plan and implement designs for the entrance and memorial gardens that will provide an attractive appearance with minimum daily and long term maintenance.

The appearance and appeal of the seven entrance gardens and the Memorial Gardens [diagonal corners of Aventurine and Serpentine] leave much to be desired. This year, working with the owner of our new landscape company, LawnPlus, we are going to plan for long term improvement of the two Memorial Gardens. We will, in

subsequent years, improve all gardens. Take a moment to notice how clean, pruned and well-kept the gardens currently are. This is due to the work of LawnPlus during the spring clean-up. I also hope you noticed that the mulching of the street trees occurred much earlier than last year. These are two of the reasons we have our new landscape contractor.

Goal Three

Develop more effective methods of collecting overdue assessments.

The vast majority of homeowners pay the yearly assessment on time, and we thank you. This year we gave a \$20 discount for payments postmarked by January 31. Most took advantage of this. But we still have nearly 50 homeowners who have not paid. The good news is that this is less than 10% of the homes. The bad news is that when this deficit is added to the arrears of homeowners who are several years behind, the total is almost \$30,000. You and I are owed this amount! This year we plan to explore and put in place new methods to reduce the amount owed. It is only fair to the 90+% that do pay!

I will continue to use my President's Column to update you on our progress in achieving these goals

I seek, encourage and welcome your comments, suggestions, and constructive feedback. As volunteers, we may not be paid in dollars, but we are paid in the satisfaction of seeing our community thrive as we all work together. You may reach me at jm73bug@aol.com or by phone at 301-384-3330 or cell at 301-613-6001.

Yours for a great Snowden's Mill,

Joe

UPDATE FROM THE COVENANT ENFORCEMENT COMMITTEE

SMHOA has again contracted with Community Inspection Services (SIS) to conduct a community-wide inspection. The first inspection this year will take place during the week of May 18th. The vast majority of homeowners have corrected the problems noted in prior inspections, and the BOD thanks you for your cooperation in maintaining your homes and enhancing the value of the entire community.

ORNAMENTAL & SECURITY LIGHTING REPLACEMENT POLICY AND PROCEDURE

The BOD has observed that some homeowners have removed their **original builder-installed home ornamental lights** (mostly at the front door and the garage entrance) **and** replaced them permanently with non-ornamental motion-sensing security lights (so-called "rabbit ear" security lights, mostly with two exposed reflector bulbs) or with non-builder ornamental lighting fixtures not in keeping with the essential colonial residential nature of our community. [See the EXAMPLES below as to security lights.]

Please understand: The BOD is **not** opposed to most security measures that you may need to protect your home and family. However, the BOD is concerned that

the removal of the original builder-installed ornamental lights changes the character of the neighborhood. Furthermore, the addition of or replacement with non-ornamental "rabbit ear" security lights or other unapproved designs or colors in our community requires the approval of the Architectural Control Committee. If you fail to obtain approval, you may be required to remove the security lights or lights with unapproved designs/colors.

You may replace your builder ornamental home lights with **a similar style and color ornamental lighting fixture(s) without HOA approval**, and this keeps the community looking good. However, installing non-ornamental "rabbit ear" lighting or other unapproved lighting fixtures **IN PLACE OF THE BUILDER ORNAMENTAL LIGHTING** is violation of our covenants.

Solution: If you replace your original builder ornamental home lighting fixtures, please keep your new ornamental light fixtures the same (or very close) as the original design and color.

If you wish to replace the builder ornamental lighting with similar fixtures having a different color, you must submit a **Property Improvement Request (PIR)** to the SMHOA and obtain prior approval.

In addition, if more front security lighting is needed, a non-decorative security light may be installed at a location (outlet) other than where your builder-installed ornamental lights are, such as higher up and under the garage gutter ledge. This also requires you to submit a **Property Improvement Request (PIR)** to the SMHOA to obtain the prior approval of the SMHOA, and if approved, you must have the security light installed in an approved location by a certified electrician, and the light must not go off your property (such as into the street or in your neighbor's home across the street).

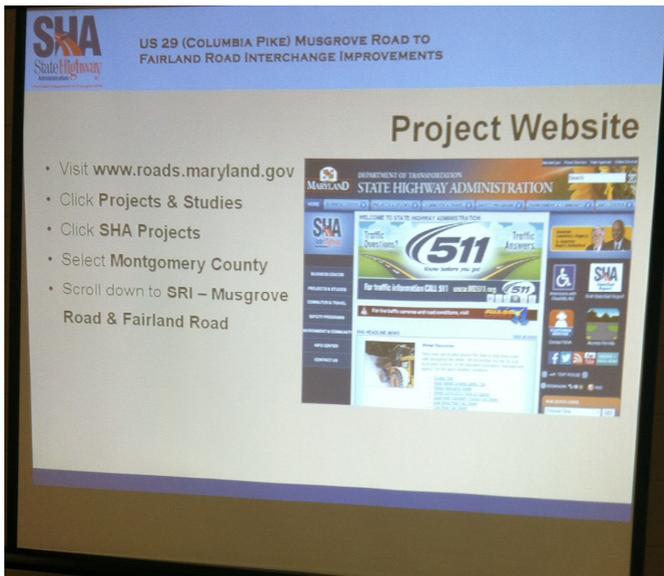
You can find our standard PIR form on our website at www.snowdensmill.com under the "Documents" tab, or by request from our Property Manager, whose telephone number is indicated below.

EXAMPLES

Below are examples of security lighting fixtures and styles that require approval by the SMHOA Architectural Control Committee before home installation (using a PIR form on the Snowdens Mill website). These styles below may not be installed on your home in lieu of (in replacement of) your ornamental lighting fixtures at your front or garage doors in the same electrical outlet (opening/hole) as your ornamental light fixtures.



US 29 INTERCHANGE IMPROVEMENT PROJECT FROM MUSGROVE ROAD TO FAIRLAND ROAD MEETING



One of our board members attended the Rt. 29 Design Plan Meeting on March 24, 2015 and gave the following update.

The only part of this project that is fully funded is the design. The design of the project will be complete by fall 2017. The design is supposed to increase this area's pedestrian and bike safety as well as increase the flow of traffic on 29. As you may know, our community will lose access to 29 from Musgrove Road.

Marcus Tedros, from the highway division, was asked why it had to be closed. According to safety regulations, an exit and entrance ramp must be a specific length apart to lower the risk of accidents. Since Fairland's proposed bridge's exit ramp will end in the middle of the current Verizon building's land, there would be less than .5 mile between Fairland's exit ramp and Musgrove's entrance ramp. Therefore, all traffic that currently uses Musgrove, must exit on to Randolph/Cherry Hill's exit ramp.

Residents complained of the inconvenience of closing the Musgrove Rd access to 29. It was pointed out that currently it takes 2 light cycles during rush hour to turn left onto Cherry Hill and that traffic is backed up so much that the traffic from our neighborhood sometimes cannot get into the right turn lane. Once in the right turn lane, drivers are not permitted to turn right on red, even though there is a lane designated for drivers to turn into without oncoming traffic. The no turn on red sign is there for safety. It was mentioned in Washington, DC that there are bridges without no turn on red signs with no lane to turn into. If it's safe enough for DC, it should be safe enough for MD. We do not think they will change the no turn on red sign.

Other residents are concerned with the Verizon workers exiting onto Old Columbia Pike because there is no access to 29 from Musgrove. One lady noted that, during rush hour, it is challenging to turn onto Old Columbia Pike without the Verizon traffic. There are 700 parking spaces

for the Verizon building and that's a lot of possible cars clogging up Old Columbia Pike.

There will be no access to walk across 29 at Musgrove, which will inconvenience about 50 people daily according to a study done by the Department of Transportation. The study was done during the school year. Some residents speculated that the pedestrians crossing that intersection could be getting off a bus on the east side of Musgrove and work at the Verizon Building or Medical Offices. Mr. Tedros says that the pedestrians would have to walk an extra 1.5 miles to get to the Fairland bridge for pedestrian access to the west side of Musgrove.

If you have concerns/questions about this design. You may contact:

Barb Solberg- Assistant Division Chief, Office of Highway Design
Marcus Tedros- Project Team Member, Office of Highway Design
Andrew Bossi- Project Team Member, Office of Highway Design
Jamie Lake-AICP/NEPA- Environmental Concerns

THE RACE TO RECYCLE

Recently, the Maryland Department of the Environment released the official numbers for waste diversion and recycling in calendar year 2013. Montgomery is number two with a waste diversion rate of 60.18%.

The waste diversion rate is a measure of how much waste is kept out of the landfill (or incinerator) through recycling and source reduction activities combined. Source reduction means stopping waste before it happens. Source reduction activities include practices such as:

- Bringing your own travel mug instead of using a disposable cup
- Using containers to store leftovers and pack lunches instead of disposable wrap
- Using rags or towels to clean spills instead of paper towels
- Bringing your own reusable shopping bags instead of getting disposable paper or plastic bags

Each county receives a source reduction credit based on how much waste they have avoided. Montgomery County received the maximum source reduction credit of 5%. This added to the 55.18% recycling rate equals the waste diversion rate.

What's next? Montgomery County has adopted a goal of recycling 70% of waste generated by the end of calendar year 2020. Key to achieving that rate will be increasing recycling by the commercial sector. Historically, residential recycling rates in Montgomery County have far outstripped commercial recycling rates – even though businesses in Montgomery County are required to have recycling programs.

REQUEST FOR EMAIL ADDRESSES

If you have not already done so, please continue to send your email along with your name to the secretary of the board (pabrockway@verizon.net).

TEENS OFFERING SERVICES

This section provides a listing of teens who are interested in working in the neighborhood. We will be happy to add additional names, etc.

Elias Boussouf – mseghirb@yahoo.com (301) 384-7994
Elias will do yard work: leaves, mowing, snow shoveling, etc. He is also interested in doing pet care.

Na'im Matthews-Johnson – ultimatenaim@yahoo.com
(240) 245- 6656
Na'im will do iPhone screen replacement and iPhone LCD replacement.

Evin Dickerson – He is interested in shoveling snow, walking dogs. (240) 595-2385

NEW NEIGHBORS

Please give a friendly welcome to your new neighbors in the community:

Ahmed Syed on Alabaster Drive
Jin Hee Kang on Aquamarine Terrace
Kristina Ellis on Tinstone Court
Alexandra Gomez on Turquoise Terrace

TRASH / RECYCLING

Community wide trash and recycle (Blue Bins) pickup is every Thursday morning. Garbage and recycle bins should be placed at the end of your driveway by 7:00 a.m. Thursday and no earlier than 7:00 p.m. Wednesday. Please do not put the bins in the street, as this is a safety issue. (School children, school bus, pedestrian, and motorist safety comes first!) Kitchen refuse and trash waste should be placed inside covered, plastic trash containers.

All trash and the blue recycle containers must be stored out of sight from the street, such as behind your house or in the garage.

Bulk Items: Please call Montgomery County at 240-777-6410 before 11:00 a.m. on the business day before (Wednesday) your trash collection day. Any requests received after 11:00 a.m. will be scheduled for the following week. You are allowed five free pickups per year.

You can check with the Division of Solid Waste Services web site:

<http://www6.montgomerycountymd.gov/swstmpl.asp?url=/content/dep/solidwaste/index.asp>

In order to see if pickups have been delayed. That link also contains a sign-up for their email announcements of holiday pick-up changes that you may find of interest.

SMHOA WEBSITE

The Snowdens Mill HOA community website at <http://www.snowdensmill.com> allows you to quickly access and download SMHOA forms, including the PIR form, the Complaint form, HOA covenants and Bylaws, and policies adopted by the HOA. The Board is always looking for web content contributors and ideas to make our website more useful and interactive.

IMPORTANT PHONE NUMBERS

Montgomery County has implemented a **311** phone number for non-emergency information and services. For emergency calls you should still use **911**.

PEPCO (Outages)	877-737-2662
Miss Utility	800-257-7777
Missed Trash / Recycling	311
Animal Control	240-773-5960
Poison Control	800-222-1222
Police Non-Emergency	301-279-8000
Street Light Outage	311
Street Tree Damage	240-777-7623

Reporting Street Light Outage or Malfunction –

Montgomery County manages the maintenance of street lights positioned on metal street light poles. To report an issue related to a street light on a wooden pole, please contact PEPCO at the above number. Streetlight malfunctions include Cycling (light goes on and off), Dim (light not as bright as it should be), Knockdown (light pole has been knocked over) Leaning Pole (pole is far past 90 degrees to the ground), Outage (dark) and Steady Burn (light does not turn off).

All Montgomery County Information, including how to apply for county building, shed, and fence permits plus information on events, can be found at: www.montgomerycountymd.gov. (Remember, you must submit a PIR to the SMHOA Architectural committee for any alterations that require a county permit or changes the appearance of your property.)

Note: For Townhouse areas I and II, you need to report issues regarding streets, sidewalks, streetlights, etc to the proper townhouse association.

Townhouse I – 301-384-2572

Townhouse II – 703-631-2013

VOLUNTEER COMMITTEES AND IDEAS

We need more residents to step forward and help out.

Want to make a difference? Join a committee, work to create a new one or help with this newsletter. We are always looking for articles or ideas for articles for the newsletter. What would you like to see? As editor, email ideas to pabrockway@verizon.net or to Melissa at smhoa.bod@communityassn.com.