



## NEWSLETTER - SEPTEMBER, 2015

Snowdens Mill HOA is managed by –  
Community Association, Inc.  
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HOA website - <http://www.snowdensmill.com>

### 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, Leilani Wheeler and Kristina Ellis.

Please welcome our newest board member, Kristina Ellis. Thank you for volunteering.

### FROM THE DESK OF THE SMHOA PRESIDENT

In each issue of the *Mill Wheel*, I am updating our three primary goals for the year. I am pleased to say we have made significant progress toward their accomplishment. You, of course, are the final judge.

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

This year's inspection of all Snowden's Mill homes has been completed. Letters were sent to homeowners whose homes were identified as not meeting our standards for maintaining the value of Snowdens Mill homes. The follow-up inspection has begun, and the Covenant Enforcement Committee will review the results. We hope that homeowners have corrected the items that were addressed in their inspection letters. The Committee will

### **Board Meeting Notices – Sept. 15, Oct. 20, and Nov. 17, 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.

strive to use a common sense approach in determining any further enforcement actions. Our goal is to ensure that the value of our homes is maintained.

#### **Goal Two**

Plan and implement designs for the entrance and memorial

gardens which provide an attractive appearance with minimum daily and long term maintenance.

Now that the Memorial Gardens at the corner of Aventurine & Serpentine are significantly enhanced, we met with our landscape contractor to develop a plan for the remaining seven gardens. We plan to follow the same vision for attractive appearance with minimum daily and long term maintenance that was established for the Memorial Gardens. We will budget for this work to commence in early spring of next year. We do have credit with a nursery from a year ago, and, with that credit, we will be soon adding plants to some of our gardens. I am especially pleased to see neighbors of all ages often sitting on the benches in the Memorial Gardens.

#### **Goal Three**

Develop more effective methods of collecting overdue assessments.

This continues to be a difficult area for SMHOA as it is for most homeowner associations. We have had some recent progress by our collection agency. We are also down to less than 25 unpaid homeowners who have been current in past years or are new homeowners this year. This is less than 5% of all homeowners. We are working with them to become current. Our real challenge is the long term repeat delinquents. We will continue to seek their back payments by any appropriate legal means necessary.

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 by email at [jm73bug@aol.com](mailto:jm73bug@aol.com) by phone at 301-384-3330, or by cell at 301-613-6001.

Yours for a great Snowden's Mill,

Joe

### **Mowing and Other Illegal Uses of Land Owned By M-NCPPC**

The Maryland-National Capital Park and Planning Commission recently advised SMHOA that mowing of lawn owned by them, whether the SMHOA or by individual homeowners, constitutes an encroachment and is subject to fines unless a mowing permit is obtained. Since there are several "fingers" of parkland adjacent to homes in Snowdens Mill (there are some on Agate Drive, Alabaster Drive, Aventurine Way, Blue Valley Court, Hidden Valley, Mica Court, Mica Drive, Olivine Court, Olivine Way, and Sunstone Court, the Board wanted to alert homeowners of the concerns raised by the MNPPC about interfering with the natural habitat and of their position that illegal use of parkland includes extension of yards via mowing of parkland, dumping of yard waste on parkland, storage of equipment or materials on parkland, unauthorized mowing or clearing land of trees or other vegetation, even unintentional impacts of landscape plantings that spread onto parkland. As a result of the M-NCPPC policies, the board has determined not to mow parkland property. And the board strongly recommends that homeowners not mow or otherwise illegally use parkland.

### **MONTGOMERY COUNTY TRANSIT TASK FORCE PUBLIC FORUM**

The Transit Task Force will release a draft report in early September, and there will be a public forum on Sept. 24<sup>th</sup>, where you will have the opportunity to comment directly on the draft report before it is finalized.

Montgomery County Transit Task Force Public Forum  
Thursday, Sept. 24, 6-10 pm  
Council Office Building, 3<sup>rd</sup> Floor Hearing Room (100 Maryland Ave, Rockville)

Please RSVP to Communities for Transit in order to attend and get a draft report at  
<http://www.communitiesfortransit.org>

### **STONECREST/SNOWDENS MILL NEIGHBORHOOD PAVEMENT PRESERVATION PROJECT**

You should have received a notice in the mail concerning the resurfacing project scheduled to begin this month. It should take about 6 weeks to complete. All work will be scheduled between 7am and 5pm, Monday through Friday. There may be temporary lane closures. Please use extra caution around the work areas. If you have further questions please dial 311.

### **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](mailto: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](mailto: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](mailto:ultimatenaim@yahoo.com)  
(240) 245- 6656  
Na'im will do iPhone screen replacement and iPhone LCD replacement.

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

### **NEW NEIGHBORS**

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

Mgambi & Teresa Nasson on Aquamarine Terrace  
Jose M. Benitez & Silvia C. Benitez on Aventurine Way  
Ferework Fuje & Meron Biriye on Turquoise Terrace  
Mary B. Shannon-Neeley on Tourmaline Terrace  
Netali C. Goldman & Bryan D. Goldman on Tufa 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.

Further information is available on the SMHOA Website

### **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.

### **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](mailto:pabrockway@verizon.net) or to Melissa at [smhoa.bod@communityassn.com](mailto:smhoa.bod@communityassn.com).