



## NEWSLETTER - NOVEMBER, 2015

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

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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.

### 2016 SMHOA BUDGET & NOVEMBER BOARD MEETING

The proposed 2016 SMHOA Budget has been mailed to all homeowners. If you have not received it, please check our web site or contact Community Associations at 301-258-7711, ext. 160, and another one will be mailed to you.

### FROM THE DESK OF THE SMHOA PRESIDENT

In the last issue of the Mill Wheel, I outlined our three primary goals for this year. I believe we have made significant progress toward their accomplishment. You, of course, are the final judge.

I expressed my concern that serious confusion continues about the relationship between the two town house associations and SMHOA. I am pleased to report that on November 11<sup>th</sup>, I will be attending the board meeting of TH 1 association. I will also be contacting the president of TH 2. It is my hope that by developing a closer relationship with these two TH associations we will be able to keep townhouse owners better informed.

### Board Meeting Notices – Nov. 17, Dec. 15, 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.

### 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 Snowdens Mill homes has been completed. The follow-up inspection is also complete. Letters have been sent to homeowners still needing to correct deficiencies in the appearance of their homes and/or yards. The Board will be taking action to have these homeowners make the necessary corrections. In some cases, this will include action through the legal process, including law suits. This is not what we prefer. But continuing to ignore these violations any longer is not fair to the majority of homeowners and to our community as a whole.

### Goal Two

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

Additional plantings were added to the beautification of the Memorial Gardens on the corners of Serpentine and Aventurine Ways. As mentioned in the last issue of the Mill Wheel, the entrance gardens will be improved in the spring of 2016. While Lawn Plus, our new landscape contractor, is not directly connected to our gardens, I want to thank the owner, Thomas Bonsby, for the work Lawn Plus is doing on our behalf.

### Goal Three

Develop more effective methods of collecting overdue assessments.

In an effort to continue to find more effective methods of collecting overdue assessments, we have asked our law firm, Rees, Broome, to handle several accounts. The results have been excellent. One account is paid in full, and the other account is in a payment plan. Further, our collection agency, CSRS, Inc., has collected a sizeable past due account. We will continue to make every effort to collect past-due fees

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.

For routine Association matters, such as notification of an address change, home sale or statement of your account, please contact our management company, CA, Inc. directly for fastest service. You may contact them at [www.CommunityAssn.com](http://www.CommunityAssn.com) or 301-258-7711.

Yours for a great Snowdens Mill,

Joe

### **RENTAL OF SMHOA HOMES**

As a number of our Snowdens Mill homes are rented, we wish to remind both homeowners and renters that the same covenants which apply to owner-occupied homes also apply to renter-occupied homes. Unfortunately, we see renters who do not comply with the covenants. Some of the covenants not being followed include yard care and car parking in addition to other violations. Homeowners who rent are ultimately responsible for their renters' compliance or lack of compliance with the covenants.

**HOMEOWNERS WHO RENT ARE RESPONSIBLE FOR ENSURING THAT THEIR RENTERS COMPLY WITH THE COVENANTS.**

The Board has established an ad hoc Rental Committee to determine which homes are rented and to establish a suggested SMHOA clause to be included in the rental agreements.

### **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:

Seong Ho Lee & Eun Joo Im on Aquamarine Terrace  
Nancy Lee & Dale E Meyerdirk on Blue Valley  
Diep Q. Nguyen on Chalkstone Way  
Ataklti Hailu on Touchstone Court  
Jungyoon & Kyung Kim on Tourmaline Terrace

### **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.

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

**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**

### **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).