



Community News - April, 2016

Snowdens Mill HOA is managed by Community Association, Inc.
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HOA WEBSITE - www.snowdensmill.com

YOUR BOARD OF DIRECTORS

The Board of Directors (BOD) has organized its activities into seven

committees. The current officers include President Everett Casey, Vice-President Kassa Kebede, Treasurer Joe Maas and Secretary Kristina Ellis. The remaining Directors are Becky Meadows, Jay Moses, and Dennis Holden.

PRESIDENT'S MESSAGE

The Board believes that its primary purpose is to maintain the values of our homes. To this end, over the past 3 years the Board retained Community Inspection Services, Inc. to conduct community-wide inspections of Snowdens Mill. While the overwhelming majority of our residents took care of problems when brought to their attention, a few have failed to do so. The Board has set as its priority for the current year to address these outstanding problems. To those homeowners who fall into this category – you will soon receive a letter outlining the lingering problems with a deadline for compliance. If you fail to take care of the problems by the deadline, the Board intends to initiate appropriate legal action. To those homeowners who took care of problems when we brought them to your attention, we thank you for your cooperation. And to those homeowners who have maintained their properties without the need for our prompting, we thank you for your community pride!

Upcoming Board Meetings – All Invited

May 17, June 21, July 19

7:30 pm

Meetings held at:

3rd District Police Station, Public Mtg. Room
1002 Milestone Drive Silver Spring, MD 20904

Also as reminder, annual assessments were due by January 31, 2016. A small percentage of our residents still have not paid their assessments. If you have not yet done so, please pay online

through our communications software, Pitera discussed below, or contact our community manager, Melissa Wells, to arrange a payment in order to avoid having your account placed in collections.

Finally, I wish to welcome Becky Meadows to our Board. There are currently 2 vacancies on the Board, and we encourage you to volunteer your time in helping the Board to maintain our community. If you are interested, please contact Melissa Wells.

Everett Casey
President

SNOWDENS MILL HOA's COMMUNICATION SOFTWARE

We remind residents to take advantage of the Snowdens Mill HOA's new communication software, Pitera. Pitera allows us to communicate with you regarding announcements, upcoming events and other important information by email, phone or text. Access Pitera at <https://app.pitera.com/index.php/login/commassoc>.

Residents are encouraged to keep their email, phone and/or text number current with the

management office to ensure timely communication from your HOA.

Pilera allows you to look up current or past information communicated to you through this portal.

Residents whose email we had should have received an email with your username and temporary password. There was also a notice in your 2016 assessment package announcing this new feature.

You may change your password by logging in and then selecting Manage > Password from the navigation menu. To see how Pilera works view the [Pilera Resident Features Video](#).

If you have not done so already, please send your name and email address to Melissa Wells at Melissa@communityassn.com.

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS – DIVISION OF CODE ENFORCEMENT

A representative from the Montgomery County Department of Housing & Community Affairs (DHCA), Division of Code Enforcement, presented at the March Board meeting.

She explained that code enforcement is primarily complaint driven and thus it is important for residents to identify and report possible code violations as soon as possible.

Some of the main conditions DHCA monitors are:

- Accessory Apartments
- Accumulations of Solid Waste
- Grass & Weeds in Excess of 12"
- Deteriorated Structures
- Public Nuisance
- Storing of Unused Vehicles on Residential Property

Complaints may be made by calling 240-777-0311. You may also submit complaints via websites: www.montgomerycountymd.gov/311 or www.montgomerycountymd.gov/dhca.

TEENS OFFERING SERVICES

If you are a teen or if your teen would like to earn extra money mowing lawns, raking leaves, walking dogs, shoveling snow, etc., around the community, please let us know and we'll be happy to spread the word in this section of the newsletter!

Please email your name, best contact phone number and/or email address and services provided to smhoa.bod@communityassn.com.

SAFETY REMINDER!!!

Montgomery County regulations **PROHIBIT PARKING WITHIN 30 FEET OF A STOP SIGN**. It has come to our attention that some of our intersections have vehicles parked too close to a stop sign and this poses a potential danger to both drivers and pedestrians. Please be aware of the minimum parking distance and help keep visibility at intersections clear. Thanks for your cooperation.

TRASH & RECYCLING

Community wide trash and recycling pickup is every Thursday morning. Garbage and recycle bins should be placed at the end of your driveway by 7:00 a.m. Thursday but no earlier than 7:00 p.m. Wednesday.

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**. Following are other useful phone numbers...

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

FOR TOWNHOUSE OWNERS

For townhouse owners needing to report issues regarding your private streets, parking lots, sidewalks, streetlights, common areas, etc., or with questions concerning your townhouse HOA account, contact the proper townhouse association.

SMTA#1 (Tufa & Tourmaline): 301-384-2572 or snowdensmillhoa1@gmail.com, P.O. Box 10402, Silver Spring, MD 20914

SMTA#2 (Aquamarine & Turquoise): 703-631-2013 or www.scs-management.com, c/o Select Community Services, P.O. Box 221350, Chantilly, VA 20153

NEW NEIGHBORS

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

- **Jon Dieter & Kristin Ginia Hinrichs**
1906 Mica Drive
- **Sonia Santos Elias & Jose Elias**
12804 Ruxton Road
- **Ana Lizett Chuquin & Maura Pilco**
12704 Turquoise Terrace
- **Marcelo Vallado & Leila Pires Da Silva**
12917 Tourmaline Terrace
- **Christiana Trust, 1817 Tufa Terrace**

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. Send ideas and offers of contribution to Melissa@communityassn.com.

VOLUNTEER COMMITTEES AND IDEAS

Want to make a difference? We need more residents to step forward and help make our community better! Join a committee, suggest a new one or help with the newsletter...all ideas and contributions welcomed! Please email smhoa.bod@communityassn.com to join in.