

# **The Montgomery West Homeowners Association Newsletter**

<http://www.montgomerywesthoa.org>

**April 2023**

## **HOA Meetings**

Board Meeting dates 2023: January 17, March 14, May 16, September 12, October 17, 2023 and November 14, will be our annual meeting. It will be held via Zoom. As we are doing for the monthly board meetings, we are asking homeowners who plan to join the Zoom meeting, to email us with their name, address and lot number and we will provide the link. It is necessary for us to have 10% representation at the meeting or through a proxy. We were able to get the 10% through door-to-door signing of proxies. Our community stays strong with your participation and we really appreciate your involvement.

**CCOC - As homeowners, you can go to this site to get updates on Maryland issues. -**

<https://www.montgomerycountymd.gov/DHCA/housing/commonownership/index.html>.

**Bulk Pickup** The HOA has arranged Spring/Fall dates for bulk pickup -- the spring date is **Saturday May 13th, 2023 and Saturday October 14th, 2023** Please have your items curbside by 7 a.m. Check the website for list of permitted items-- [info@montgomerywesthoa.org](mailto:info@montgomerywesthoa.org)

**Upcoming Spring Survey:** The AERC Committee will be walking the community to note any infractions to the covenants. The vast majority noted related to split rail fencing and overgrown backyards. The Committee was pleased to recognize that a large number of homeowners are doing a great job in keeping their property and dwellings neat and attractive. As a reminder to the community, overgrown yards attract rats and other vermin.

**Illegal Dumping:** If you witness any such activities, please report it to the Board or contact Montgomery County by 311 and make a report. We should all be concerned about these types of activities so that our community will continue to be clean and attractive, especially as home sales continue to be robust in this area.



**Our Community does a fairly good job of this, but here is a  
Reminder: Animal Defecation ("pooper scooper" law) (Montgomery County Code, Sec.  
5-203(a)(2)) -**

An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. (\$100 fine)

**Neighborhood Notes/ Spring Property Review:** As we get closer to the spring/summer season, you may want to take a look at your property to determine if any action is required:

- 1) Are your trashcans and recycle bins stored out of view?
- 2) Does your split rail fence and gate need some attention. What about your shutters? Garage door?
- 3) Does wood trim need repair or painting?
- 4) Is there a shed on your property? It is in good condition?
- 5) Have you had any trees or shrubs removed? Have you planted another tree or shrub?
- 6) Make sure there are no piles of trash, junk or brush located on any of your property.
- 7) Do you have trees or shrubs that need cutting back to avoid obstructing sidewalks?



**Trash and Recycling Day:**

*If our trash day is also a holiday, then our trash will be picked up the next trash day, not the next calendar day. Please note the change.*

*If there is a holiday that disrupts county recycling service, no matter what day you have your recycling picked up, everyone in the county experiences a one calendar day "slide".*

*If your recycling day is on Monday and it is a holiday, then expect your recycling to be serviced the following day, Tuesday. If your normal pick up day is Thursday, then you will be serviced the following day, Friday. Note, the holiday earlier in the week was on a Monday, but everyone is impacted as the county catches up from the holiday.*

Be a good neighbor and pick up missed or blown items and have them in the trash or recycle for the next scheduled pickup day. ***Please retrieve your Recycling and Trash bins as soon as possible to keep our community looking good.***

## What plastic items are not accepted?

- biodegradable or compostable plastic items
- plastic bottles or containers that held automotive products or hazardous materials, such as motor oil, antifreeze and pesticides
- plastic bags, film, or wrap - [how to recycle plastic bags](#)
- non-bottle items made from any type of #6 plastic (polystyrene and Styrofoam™ products), such as
  - lids from soft-drink cups
  - solo cups (red and blue)
  - plastic 6-pack beverage rings
  - plastic knives, forks, and spoons (utensils)
  - plastic or foam egg cartons
  - polystyrene “clamshell” containers
  - packaging from small electronics and toys
  - flexible plastic trays and individual containers for plants and seedlings, including 4-pack and 6-pack plant containers
- plastic shower curtains
- plastic straws, tennis ball canisters, plastic tubes
- containers holding [syringes](#) or [other sharps](#).

**Mowing Season** is upon us. Be a considerate neighbor. Keep personal property off the common areas including landscaped areas so our provider can keep our rates favorable.

From Montgomery County Website [Department of Housing and Community Affairs](#)

Grass and weeds on private property may not exceed 12 inches in height. The Department of Housing and Community Affairs (DHCA) enforces this code on privately owned property (residential, unimproved lots, commercial).

## Parking

Vehicles cannot be parked within five feet of a driveway unless permission is given from the driveway owner. Call the Police non-emergency number and officers can write a ticket and/or locate the owner and have the car moved.

## Payment of HOA dues:

We are a relatively small community by most standards and our homeowners' fees have remained stable for a number of years. In order to keep our fees as they are, homeowners should be diligent and pay in a timely manner. At present, a significant number of accounts are current, but there are those that are not up to date. The Board is very willing to work, on a case-by-case basis, with homeowners who find themselves in arrears, in order to find a workable solution so that their accounts are up to date. If necessary, please reach out to the Board to discuss.

**Nuisance Noise Complaints:** Please remember you have neighbors and they can rightfully call the police if the noise is unbearable. Some homeowners have reached out to the board with respect to loud music blaring well into the evening, in some areas of our neighborhood. All homeowners should be aware that within the confines of Montgomery County, there are ordinances relating to permissible noise levels. If there is a "noise" issue, you may report to MC311— simply dial 311 and report the issue.

For more information about noise levels and hours of compliance, visit the Montgomery County government website for the specifics.

## Useful Contacts for the Community

### *Police*

Emergency: 911

Police non-emergencies (noise, nuisance pet complaints): 301 279-8000

### *Montgomery West Services*

MWHOA Board of Directors

[info@montgomerywesthoa.org](mailto:info@montgomerywesthoa.org)

<http://montgomerywesthoa.org/>

Trash Collection: Ecology Services

<http://www.ecologyservices.com/esrr/index.html/>

Recycling: Montgomery County

<http://www.montgomerycountymd.gov/sws/programs/>