The Montgomery West Homeowner’s

Association newsletter

http://www.montgomerywesthoa.org

# Spring 2017

**BULK TRASH PICKUP**

**Thursday April 13**

Have items at the curb before 6:30AM

No metal, appliances, or other recyclables

**Area Construction**

The Snouffer School Road area is abuzz with construction activity. Here is an update::

**Webb Tract**

The project is the development of a plot of land known as the Webb Tract north of Centerway. This effort is part of Montgomery County’s smart growth plans to replace and relocate aging industrial facilities from growth areas in Montgomery County, including the Montgomery County Public Schools (MCPS) Food Distribution Facility, shared maintenance depots for MCPS and M-NCPPC, and the Montgomery County Public Safety Training Academy (PSTA). Other ancillary buildings include a warehouse and garage. Some of these are already completed and others are under construction, with expected completion in January 2018.

<https://www.montgomerycountymd.gov/dot-dte/projects/>

**Snouffer School Road**

To support the projected increase of traffic on Snouffer School Road in upcoming years, the road is being widened from Allison Hollow Way (near the Webb tract) to Woodfield Road in three separate phases.

The first involves the segment between Centerway Road and Sweet Autumn Drive,

currently under construction. When finished, the road will have two driving lanes in each direction, a center turn lane, bike lanes in each direction, a sidewalk on the southern

side, and a wider shared-use path on the northern side.

The second project involves the road segment between the Webb Tract and Centerway Road, which is planned to include two driving lanes in each direction, raised median, a sidewalk on the southern side, and a wider shared-use path on the northern side. Construction is expected to continue until March 2019.

In a third project, the State Highway administration will be responsible for widening the section between Sweet Autumn Road and Woodfield Road.

**Storm Pond Reconstruction**

It is also likely that area construction will get closer to home in 2017. The County’s reconstruction of the two storm ponds serving the northern half Montgomery West, which was originally scheduled for 2015, has been tentatively rescheduled for this fall.

This project is intended to bring our outdated drainage system up to current Montgomery County environmental protection standards and is part of a larger county-wide effort to improve water quality of local streams and rivers.

The dry pond located on MWHOA property between Kinglet Place and the stream/pool will be replaced with a wet pond 3.5 feet deep, surrounded by a fence, aquatic plants, trees, and shrubs. This is a common design that can be found in many of or neighboring communities. The pond behind Mourning Dove Court on county property will be converted to two sand filters with meadow and trees surrounding them.

**Reminders**

**Pet Waste**

Please be a good neighbor and clean up after your pets. Pet waste left on private property and sidewalks has led some residents to install security cameras. This should not be necessary! In addition, pet waste tossed into wooded areas has previously attracted rats.

**Car break-ins**

Thefts from cars continue to be a frequent problem in the area. It is recommended that you not leave any valuables in your car. Please report all incidents to the police.

**Trash Cans**

Trash cans and recycling bins must be stored out of sight from the front of your home on non-pickup days.

**Exterior Changes**

Any visible changes to the exterior of your home, excluding plantings, require submission of an Architectural Review Application to the Board of Directors. This and the architectural guidelines can be found on our web site.

**Upcoming Board Meetings**

May 16, September 12, & October 17

Annual Meeting: November 14

**Electronic Invoices Now Available**

If you would like to receive your quarterly invoice by email, please send your email address to [info@montgomerywesthoa.org](mailto:info@montgomerywesthoa.org).

**HOA Dues Payments**

Make checks to: M**ontgomery West HOA**

Mail to: Attentive Accounting Group

Montgomery West HOA billing

Attn: Rita Terterian;

532 Beall Ave, Rockville, MD 20850

*Late fees are charged for fees 30 days overdue*

**Useful Contacts**

**Police**

* Emergencies: 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/>

* Rita Terterian

Attentive Accounting Group

[Rita@attentiveaccountinggroup.com](mailto:Rita@attentiveaccountinggroup.com)

301-503-9488

* Montgomery County Office of Common Ownership Communities (CCOC), includes the rights and responsibilities of homeowners and HOAs plus impartial dispute resolution programs. [http://montgomerycountymd.gov/DHCA](http://montgomerycountymd.gov/DHCA/housing/commonownership/ccoc_index.html)
* Trash Collection: Ecology Services http://www.ecologyservices.com/esrr
* Recycling: Montgomery County https://www.montgomerycountymd.gov/sws/programs/