The Montgomery West Homeowner’s

Association Newsletter

http://www.montgomerywesthoa.org

# March, 2018

**2018 MWHOA Board of Directors**

In January, new and returning MWHOA Board members were welcomed, and officers were elected during the first Board meeting of the year. The 2018 Board members and their officer positions are as follows:

 Vincent Delgado, President

 Rod Olaya, Vice President & AERC Chair

 Michele Heffner, Treasurer

 Lula Davis, Secretary

 Maryann Holleran, Member-at-Large

**Defining Allowable Signage Project**

The Board is seeking input from homeowners on the definition and allowance of signage in the neighborhood. Currently our covenants as defined in Article 12, section K, prohibits most signage with exceptions such as traffic control or safety signs, directional signs, or temporary real estate signs. During the fall survey, it was noted that there were several signs that were not in compliance with the convenants. The survey did not include home security signs; however, these should be addressed in a larger review of the definition of allowable signs. There are several houses that have home security signs, as well as beware of dog, and no trespassing signs. The normal course of action when a violation is noted is that a letter is sent to the homeowner noting the violation and giving them a specific time frame to correct.

At the 2017 annual meeting, the Board put the issue on the table for discussion and review by the community. In view of the importance of the matter, the Board is seeking input from the community as well as legal advice on addressing and clarifying the existing policy in order to develop a proposal that is fair and balanced. Please send us your feedback by June 1 to info@montgomerywesthoa.org.

**Neighborhood Notes**

With spring fast approaching, warm weather is a great time to check your property’s condition. Winter can cause damage to a variety of building materials and debris can build up in unwanted places. Here are some updates and maintenance items to consider in order to maintain the beauty of your property and keep our properties at their highest value:

 Check and clean gutters, as necessary;

 Update fences and gates and split rails, as necessary;

 Sheds –wood and vinyl sheds should be well maintained and painted the same color as your house siding. Only one shed is allowed per lot. No metal sheds are permitted;

 If you remove a tree this year, please remove the stump and plant a replacement tree;

 Remove any piles of trash, junk, or brush from your property;

 Trim trees and bushes to keep your property attractive;

 Clean mildew from your siding. A soft brush and Oxyclean in warm water works wonders!

 Greenlink, our community lawn service, will once again be working to keep our common areas attractive and ready for your families to enjoy;

 Remember to submit an application with AERC for any visible changes to your property.

**Pets**

Many homeowners enjoy the company of a variety of pets in their homes. As a reminder, Montgomery county regulations require that all owners clean up after their pets on common and public property. In addition, pets *should not be* allowed to wander onto or relieve themselves on others’ properties, or make unwanted contact with neighbors. Montgomery County animal control laws and fines can be found at <http://www.montgomerycountymd.gov/animalservices/ask/laws.html>. Complaints about nuisance pets or other pet violations can be submitted to Montgomery County Police at their non-emergency line: **301 279-8000.** To report an emergency such as an animal attack or animal cruelty in progress, call 911

**Exterior Changes**

If you plan to make any visible changes to the exterior of your home, including decks and patios but not landscaping, you will need to submit an Architectural Review Application to the Board of Directors. The application and the architectural guidelines can be found on our web site. If you plan to submit an application, remember that a minimum of 2 signatures is required on the application.

We highly recommend that you not sign an agreement with a contractor until after AERC approval is obtained. For fastest approval, email the completed application. If in doubt, contact us or fill out an application.

**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

<http://montgomerywesthoa.org/>

Montgomery County Office of Common Ownership Communities (CCOC); includes the rights and responsibilities of homeowners and HOAs plus impartial resolution programs.

<http://montgomerycountymd.gov/DHCA>

Trash Collection: Ecology Services

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

Recycling: Montgomery County

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

**Community Bulk pick-up**

The MWHOA has arranged for a bulk trash pick-up—i.e., mattress, sofa, chairs, old toys—on **Thursday, April 19.** Please have your items curbside, just as you would for a regular Thursday trash collection. Do not place any metal items—i.e., old lawnmower, bicycle or grill--with your bulk trash.

 **MWHOA Meetings**

2018 Board meeting dates: March 13, May 15, September 11, October 16

Annual Meeting – November 13

Email us at: info@montgomerywesthoa.org