The Montgomery West Homeowner’s

Association Newsletter

http://www.montgomerywesthoa.org

# October, 2020

**HOA Annual Meeting**

November 17 is our annual meeting. Due to the pandemic, 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 have included a proxy with this newsletter and ask that you either mail back to our PO box or hand-deliver to a board member. Our community stays strong with your participation and we really appreciate your involvement.

**Fall Bulk Pickup Scheduled**

The HOA has arranged a fall date for bulk pickup -- **Saturday, October 24**. Please have your items curbside by 7 a.m. Check the website for list of permitted items--info@montgomerywesthoa.org

**Results of Spring Survey:**

The annual Spring survey was delayed until July, due to the covid 19 pandemic. The AERC Committee walked the community to note any infractions to the covenants, with letters sent to homeowners noting the infraction. 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.

The Fall survey was conducted recently, and at that time, the Committee noted that corrections had been made to some properties, and we extend our appreciation to those homeowners who took the appropriate action needed for the correction.

As a reminder to the community, overgrown yards attract rats and other vermin.

**Illegal Dumping along Centerway Road:.**

Recently someone dumped used construction materials and other items right in our backyard. This illegal activity was reported to County officials as well as the Police. If you witness any such activities, and can safely get a photo of the vehicle’s license so that it can be reported to the authorities. 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.

**Neighborhood Notes**

***Fall Property Review:*** As we get closer to the fall 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) Is there a shed on your property? It is in good condition?

4) Have you had any trees or shrubs removed? Have you planted another tree or shrubs?

5) Make sure there are no piles of trash, junk or brush located on any of your property.

Fall is also a good time to have an HVAC technician inspect and service (as needed) your furnace. Also, inspect your roof surface shingles, flashing, eaves and soffit for any necessary wood rot repair. Clear your gutters and downspouts of any debris left behind from the spring and summer. Make sure water exiting downspouts flows away from your home.

**Trash and Recycling Day:** On our trash and recycling pickup days, in the event bottles, cans or paper maybe missed by the crew, please take a minute and pickup and dispose of any items left. This is especially critical on windy days when bottles, cans and the like can travel some distance and just might end up in your yard, and vice versa when some of your items could end up in a neighbor’s yard down the street. Be a good neighbor and pick up the items and have them in the trash or recycle for the next scheduled pickup day.

**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:**

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—simple dial 311 and report the issue.

For more information on the 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

<http://montgomerywesthoa.org/>

Trash Collection: Ecology Services

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

Recycling: Montgomery County

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

 **MWHOA Meetings**

Remaining 2020 Board meeting date: October 20

Annual Meeting – November 17

Email us at: info@montgomerywesthoa.org