

Georgetown Village COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

April-May-June 2016

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By Edward E. Reich

Well, we did it! We survived another winter. And now we are rewarded with one of the most wonderful times of year at Georgetown Village, the spring, when the glorious trees and flowers are in full bloom.

But for the blizzard, it was a relatively easy winter. Of course, that is quite a "but." I would like to make some observations about that storm, and recognize the exceptional work of our dedicated staff.


On January 22-23, the Washington area was hit by an historic blizzard, with over two feet of snow in Montgomery County. It posed tremendous challenges to our staff in dealing with the snow storm and its aftermath. Our staff, most notably our On-Site Manager, Thom German, our Assistant On-Site Manager, Andrea Martin, and our Maintenance Technicians, Francisco Moran and Cristian Roque-Montano, showed exceptional dedication. They all worked throughout the nights of January 22 and January 23, taking meals and naps at the Community Center building to remain available throughout the worst of the storm. Contractor assistance was arranged for shoveling the porches and steps, and the use of a front-end loader to deal with the huge mounds of snow that were beyond our capability to handle with our own equipment.

With few exceptions, GVC residents were wonderfully understanding and patient in our efforts to address this overwhelming storm. Most of the comments to the Management Office were either complimentary and appreciative, or polite requests for information or assistance.

I personally saw many instances of neighbors helping neighbors. I think most of our residents understood that dealing with a snow of this magnitude requires the cooperation of everyone.

As always, we are reviewing what happened to see if we should do anything differently in the future. And, of course, the costs associated with the snow removal far exceeded what we typically budget, thus making a deficit for this year likely. Fortunately, because GVC has always been meticulous about maintaining adequate funds to deal with emergencies, no special assessment will be needed to cover these costs.

Speaking of the budget, I am pleased that we kept the assessment increase to 2.58%. While this is the largest increase in eight years, much of it was driven by changes in the health insurance market and increases in the minimum wage (affecting contractor costs) over which we have no control. While we are committed to ensuring that our budgets are realistic, we are equally committed to finding ways to minimize increases to the fullest extent practicable. As homeowners ourselves, Board members understand and experience the impact of assessment increases. However, our longstanding commitment to realistic budgeting, and fully funding reserves, is the reason that we have never had a special assessment to address a budget deficiency.

Finally, I would urge you to come to this year's Annual Meeting on May 10, if possible. More details about the Meeting, and the Board of Directors election, are contained elsewhere in this newsletter. It would be a great opportunity to learn more about your community and to meet your neighbors. I hope to see you there. 



COMMUNITY CALENDAR

April Activities

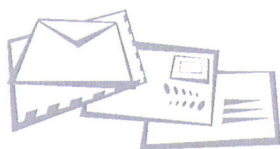
08 Newsletter Delivery	4:30 p.m.
12 Board of Directors Meeting	7:30 p.m.
19 Landscape Committee Meeting	7:30 p.m.
26 GVC Game Night	7:30 p.m.

May Activities

10 GVC Community Sign-In/Social	6:30 p.m.
Annual Meeting	7:30 p.m.
17 Landscape Committee Meeting	7:30 p.m.
28 Swim Club Opens	11:00 a.m.
30 Memorial Day	On-Site Management Office Closed

June Activities

03 <i>GVCouier</i> Newsletter Deadline	4:30 p.m.
14 Board of Directors Meeting	7:30 p.m.
21 Landscape Committee Meeting	7:30 p.m.
30 Newsletter Delivery	4:30 p.m.



LETTERS TO THE EDITOR OR COMMUNITY

"Letters to the Editor or to the Community" must bear the writer's name and address. The use of initials or a pen name, or the omission of a signature, will eliminate a letter from consideration for publication. Letters are published as received and are the sole opinion/perception of the author; the Courier cannot vouch for the factual accuracy of statements made therein.

There are no letters at this time...



Georgetown Village Condominium
On-Site Management Office
11400 Commonwealth Drive
North Bethesda, MD 20852-2867
<http://georgetownvillage.org>

Telephone: 301-770-5264 □ Fax: 301-881-6508
Email: GVC-Office@Georgetownvillage.org
Business Hours: Monday through Friday
8:00 a.m. to 4:30 p.m.
Closed Saturday, Sunday and Holidays

MONTGOMERY COUNTY POLICE NON-EMERGENCY TELEPHONE NUMBER 301-279-8000

Please report thefts, break-ins, vandalism and other crimes immediately to the Georgetown Village Condominium On-Site Management Office and the Montgomery County Police Department. The Police Department needs to hear from each resident who has experienced or witnessed any of these acts of crime.

BOARD OF DIRECTORS

President	Edward E. Reich
Vice President	Merry L. Elrod
Secretary	Merry L. Elrod
Director	Susan M. Kessler
Director	Mark E. McArdle
Treasurer	Roberta A. Besen

COMMITTEE CHAIRS

Budget and Finance	Roberta A. Besen
Landscape	Carol M. Beasley
Marketing and Communications	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod
Election Committee	Edythe L. Bishop

BOARD OF DIRECTORS MEETING HIGHLIGHTS

Highlights from the January 12, 2016 Meeting

- The Board approved sending to homeowners the proposed budget for Fiscal Year 2017, beginning on April 1, 2016, for review and comment in accordance with the GVC Bylaws and the Maryland Condominium Act. Written comments will be accepted through February 5, 2016, and a special open session for comments will be held on 7:00 p.m. on February 9, 2016, prior to the monthly Board meeting.
- The Board approved reinvestment of \$50,000 in funds from the Capital Improvements account for two certificates of deposit of \$25,000 each, for a term of 2 ½ years.
- The Board approved the reinvestment of \$200,000 in funds from the Replacement Reserve account for four certificates of deposit of \$50,000 each, with terms varying from one to five years.
- The Board approved exercising the third option year for cleaning services with Professional Maintenance Management, Inc., for the 2017 calendar year.
- The Board appointed Ms. Edythe Bishop, Ms. Theresa Albert, Ms. Constance Bishop, Mr. Mike Frank, Ms. Carol Fried, Mr. Kenric Tingle, Ms. Laura Tingle, and Ms. Phyllis Schaeffer as members of the Committee. The Board further authorized Ms. Bishop, as Chair, to add additional members as appropriate between now and the election.
- The Board ratified its purchase from Whitaker Parking Systems, Inc. of an exit gate controller for the Nicholson Lane exit gate.

Highlights from the February 9, 2016 Meeting

- The Board held a Special Open Forum on the proposed FY 2017 budget. A Special Meeting to consider comments received and make final adjustments will be held on February 22, 2016, and the final budget will be mailed out before the end of February, to be effective on April 1, 2016.
- The Board approved a proposal from Greenlink, Inc. for the installation of summer annuals.

Highlights from the March 8, 2016 Meeting

- The Board approved the proposal from the John Manougian Insurance Agency, Inc. to renew the Master Insurance Policy and Workers' Compensation coverage for one year.
- The Board approved the proposal from S & P Tree Care for the pruning of deciduous trees in Section 8 (Commonwealth Drive).



PARENTS/CARE GIVERS: *A gentle reminder that drawing with chalk on the sidewalks, brick walls and sides of buildings is against the rules and regulations at GVC. In addition, it burdens our daily cleaning schedules. The good news is that chalk drawing IS permitted on the basketball court. So please redirect your budding artists to that area for creative drawing!*

IN-UNIT SERVICE PROGRAM

One of the advantages of living at Georgetown Village Condominium is the availability of the In-Unit Service Program. This program allows owners and residents to take advantage of having Association staff members who can make minor repairs and perform handyman-type services. The response time averages 48 hours from the time the call is placed with the On-Site Management Office. Owners and residents using the In-Unit Service Program find it to be convenient and the staff courteous and reliable.



The service is available Monday through Friday, 8:00 a.m. - 4:00 p.m., except legal holidays. The Labor Charge is \$60.00 per hour with a half-hour minimum (\$30.00). After the first half hour, rates are billed on a quarter hour basis. Some services have flat rate charges, which include parts, materials and labor. The services covered and the flat rate charges are available from the On-Site Management Office and on the GVC website.

Emergency Services for fire, water leaks, and health and safety incidents also are available after standard business hours (i.e., evenings and weekends). There is a \$185.00 minimum charge for these after-hours services

PARKING REMINDER

Out of consideration for other residents in each building, when the residents of a unit have more than one vehicle, they are encouraged to park only one vehicle in front of the building. Guests and visitors should be asked not to park directly in front of the buildings. No parking shall be permitted in areas designated by signs or pavement marking (hash marking for walk areas). These areas are restricted and parking is prohibited.



TIME TO GET RID OF DEAD PLANTS

If you have dead flowers or plants on your patio or balcony that have not been removed, the Association asks that you dispose of them, as they are unsightly and cause the buildings and grounds to look untidy.

Please put any dead plants in a paper or plastic garbage bag and place them in the trash room. If you need assistance in removing your dead plants, contact the On-Site Management Office (301-770-5264) for assistance. Thank you for helping to keep our community looking its best.

LANDSCAPING NOTES

By Carol Beasley, Landscape Committee Chair

As a reminder, residents who wish to install spring or summer flowers on the grounds (e.g., in the ground around the buildings, next to patios, or around trees) must receive approval of the Board.

Contact the On-Site Management Office, 301-770-5264 to review the process for receiving the Board's approval.

ANNUAL MEETING

All Owners Welcome at Annual Meeting

The Annual Meeting Council of Unit Owners of the Georgetown Village Condominium will be held in our Community Center on Tuesday, May 10, 2016 at 6:30 p.m.



GVC's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community. Here are a few meeting activities you won't want to miss:

- Meet Board members, committee members, On-Site Managers and your neighbors.
- Get an update on all current and future scheduled projects.
- Review the approved budget and discuss how your assessments are being used and reserves are being invested.

Resident Registration and Social will begin at 6:30 p.m. The meeting will begin at 7:30 p.m.

At this year's meeting, there are three positions to fill on the Board and there are two candidates, both of whom are incumbents.

The election will be held at the annual meeting on May 10, but this meeting can only take place if we have a quorum of homeowners. If you do not plan to attend the May meeting, please complete the Proxy and Ballot that will be mailed to you in April, and return them to the On-Site Management Office as soon as you can, but no later than May 10th. If you plan to attend, you may bring your ballot with you.

PROOF OF INSURANCE COVERAGE

If you are informed by your mortgage company that it needs evidence of GVC's Master Policy coverage, please fax/e-mail/scan a copy of the notification letter to the Association's insurance agency, the John Manougian Insurance Agency. Alternatively, you may order a certificate from the Agency's website, www.manougianinsurance.com. Select the "Request a Certificate of Insurance" icon.

Fax your notice to: 301-588-5177 or

Email your notice to: certificate@manougianinsurance.com

Should you have any questions about the Association's coverage or about your own coverage in relation to the Association's policies, you may call Chris Manougian at the John Manougian Agency, 301-588-6585, ext. 101.

Georgetown Village Condominium

GVC TRASH/RECYCLING GUIDELINES

TRASH--LARGE GRAY CANS WITH GRAY LIDS

Household garbage (food leftovers, used paper items, etc.) in securely fastened plastic trash bags
Shredded paper (must be in plastic bags and securely tied)
Air handler filters



RECYCLE--SMALL BLUE RECTANGULAR BINS (NO PAPER OR PLASTIC BAGS)

Mixed-paper-only items of any kind including:
Newspapers

Magazines

Unwanted mail

Computer and office paper

Paperback and Hardcover books

Greeting cards and wrapping paper

Small **COLLAPSED AND FLATTENED** cardboard boxes, (i.e., cereal boxes milk/drink boxes, frozen dinner, snack and pasta boxes)



Large cardboard boxes MUST be collapsed FLAT and placed against the wall behind or alongside the small rectangular blue bins

RECYCLE--LARGE CANS WITH WHITE LIDS (NO PAPER BAGS)

Clean plastic bottles and plastic bags

Clean unbroken glass bottles and jars

Clean deli containers and trays, bakery trays and cake domes

Clean fruit and vegetable containers, cups

Clean aluminum cans and foil products

Non-hazardous aerosol cans



OTHER ITEMS

Place paper bags that contain only paper products (newspapers, small collapsed boxes and other paper items) **alongside the small blue rectangular bins.**

***For disposal of oversized items, appliances, hazardous materials, bulk trash, etc., contact the
GVC On-Site Management Office at 301-770-5264.***

11400 Commonwealth Drive • North Bethesda, Maryland 20852-2867
Telephone 301-770-5264 • Facsimile 301-881-6508 • E-mail: GVC-Office@Georgetownvillage.org

BICYCLE STORAGE RACK LOTTERY

It is time for the annual “bicycle storage lottery.” GVC has a limited number of indoor bicycle storage racks that you may “rent” on an annual basis. The assignment of the indoor racks is based on a lottery. The lottery takes place annually with preference given to those residents who did not have the use of an indoor rack during the previous year. The indoor bike racks will be available from Monday, June 6, 2016, through Friday, June 2, 2017.

To take part in the lottery you must submit a Bicycle Storage Application. This form may be obtained from the On-Site Management Office, or you can call the office to arrange to have an application sent to you. Only one (1) application, for one (1) bicycle, will be considered per home.



To apply for the lottery, submit an application and the annual fee of \$35 in a check for the full amount made payable to Georgetown Village Condominium. Applications are due no later than 4:30pm on Friday, May 27, 2016.

As a reminder, there are outdoor bike racks located throughout the community in the parking areas at 11401 and 11315 Commonwealth Drive and 5811 Edson Lane. Storing a bicycle on one of these racks is free, but you are strongly encouraged to secure your bike to the rack with a strong lock to prevent theft. GVC assumes no responsibility for bicycles stored on either indoor or outdoor racks.



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Install recess lighting now and get a \$25 discount for each fixture with the mention of this ad. This offer is not valid with other discounts and must be mentioned at the time service is scheduled.

RULES REMINDERS FOR SUMMER

Barbecuing and Grilling:

Barbecuing, grilling, and/or any other form of cooking on patios, balconies or common grounds is strictly prohibited by the Association, as well as Montgomery County laws.

Flowers and Flower Pots/Planters:

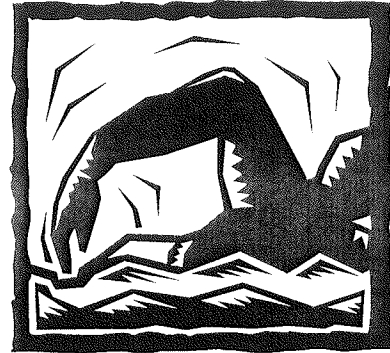
In-ground plantings and placement of potted plants and the like beyond patio areas are prohibited. For safety reasons, no flower pots or other objects can be hung on balcony railings so that they extend beyond the balcony edge (i.e., on the outside of the railing).

Noise:

Residents should refrain from making any disturbing noise (including the playing of radios, TV's, musical instruments, and the like) in their unit, on a patio or balcony, or in the common areas, that would interfere with the rights, comfort, or convenience of other residents. A "no sounds" policy is in effect from 11:00 p.m. to 7:00 a.m. This means that no noise from inside a unit, patio or balcony should be audible in any other unit or in any of the common areas during these hours.

For more complete information, visit the GVC web site at: <http://georgetownvillage.org/rules>.

***Swim Club OPENS
Saturday, May 28***



WHAT'S THE SAFEST WAY TO DISPOSE OF OLD BATTERIES?

The best thing to do is recycle them. You can recycle batteries at stores including Best Buy, Home Depot, Sears and Staples, or the Shady Grove Processing Facility and Transfer Station. You can throw small non-rechargeable batteries (dry cell and alkaline) into the trash. These are often found in flashlights, toys, and appliances. To be safe, cover the positive terminal end with tape; batteries can short-circuit if they come into contact with other batteries or with metal, potentially causing a fire. Batteries needing special disposal include:

- Lithium batteries
- Lithium-ion batteries
- Nickel-Cadmium batteries
- Lead Acid (vehicle) batteries
- Uninterruptible power supplies (personal and network)
- Tool batteries

When carrying small batteries in your pocket, do not mix them with coins and house/car keys. The safest methods of transporting batteries are to protect terminals by:

- Placing each battery individually into a plastic bag, or
- Taping the end with masking tape or another non-metallic tape

For rechargeables, car batteries and other types, you can also contact the On-Site Management Office for assistance and removal.

MONTHLY CONDO FEE PAYMENTS

Your monthly condominium-fee payment is due by the first of each month. The period from the first to the 15th of each month is a grace period only and should not be used as a substitute due date. The purpose of the grace period is to allow extra time when making your payment by the first of the month would create a special hardship or in case of a delay in postal delivery. The 15th of the month is the absolute end of the grace period. If your payment reaches the bank after the 15th, you will be charged a late fee. There are three ways to make your condo fee payments:

BY U.S. MAIL. Coupons for mailing your payments are provided by CMC. Make your check payable to Georgetown Village Condominium. Use the pre-printed coupons and envelopes to mail your monthly fees to: Georgetown Village Condominium Association, c/o Community Management Corp, P.O. Box 61148, Phoenix, AZ 85082-1148.

ON-LINE THROUGH YOUR BANK. Indicate that the payee is Georgetown Village Condominium and use the

Account Number provided in your coupon book. The transaction should be sent to: Georgetown Village Condominium Association, c/o Community Management Corp, P.O. Box 61148, Phoenix, AZ 85082-1148.

VIA DIRECT DEBIT. Enroll in the CMC Direct Debit Program, which automatically pays your fees through direct debit on or about the third business day of each month. This service involves no additional cost to you. To obtain a Direct Debit form, visit the On-Site GVC Management Office (301-770-5264) or download the form from the GVC website at (<http://georgetownvillage.org>). Click on "Printable Forms" and then on Direct Debit Payment Authorization Agreement Form. Print and complete the form, attach a voided check and return the form with the voided check by mail or fax to Community Management Corporation, 4840 Westfields Blvd., Suite 300, PO Box 10821, Chantilly, Virginia 20153-0821 FAX: 703.631.9786. Processing time is approximately three weeks, so you are encouraged to submit your request early in a month to provide enough time for the debit to take place the next month. You can direct questions about the status of your request to our CMC representative, Lisa Richardson, 703-631-7200, extension 218.

As a reminder, condo-fee payments cannot be made at the GVC On-Site Management Office.

HEAR A WATER ALARM?

Water leaks or water-hose breaks are among the most common and damaging events that can happen in a home. Only through diligence and action by homeowners can damage be minimized and the problem corrected promptly.



Each unit in GVC was issued one water alarm and residents were encouraged to place it in the utility room closet to detect water leakage from HVAC units. In the event your water alarm goes off, check to see if you have any water or moisture in the area near the alarm. If you find water/moisture near the alarm or any evidence of a leak or overflow in your home or in the common areas, you should immediately call 301-770-5264 to alert the GVC On-Site Management Office or the Emergency After-Hours Staff. You also should mop up all excess water that accumulated on the floor of your unit.

Additionally, if you hear the sound of an alarm coming from a neighbor's unit, call or knock on the door to see if they are at home. If you cannot reach them, immediately inform the GVC On-Site Management Office or the Emergency After-Hours Staff and they will check the unit. Many homeowners also have chosen to purchase, at a nominal cost, additional alarms to place in the kitchen, near washing machines and in bathrooms. Purchasing additional alarms is a wise investment in your home. Should a water leak go undetected in your unit and damage a common area or your neighbor's unit, you would be responsible for the expense of repairs.

Note that should you find it necessary to make an after-hours emergency call due to a water leak, there will be no additional charge for responding and making emergency repairs. This is an exception to GVC's In-Unit Service Program charges as stated in the article above.

Your attentiveness will help prevent or limit the damage to your unit, other units in the building, and your common areas.



Mark Goldberg

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