

Georgetown Village

COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

July - August - September 2016

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By *Edward E. Reich*



I would like to begin by thanking all of the homeowners who voted in the most recent Board of Directors election. Your votes allowed us to obtain the requisite quorum so that we could hold the Annual Meeting.

I'd especially like to thank those homeowners who attended the May 10 Annual Meeting. I hope you found the social hour enjoyable, and the business meeting interesting. Attending an Annual Meeting is a great way to meet other homeowners, and learn what is happening and planned for the community. I hope more of you will have a chance to attend next year.

It was an atypical Board of Directors election, in that we had three openings on the ballot but only two candidates for the positions. Fortunately, we had a nominee from the floor, Ken Sandlin, a long-time GVC owner. Ken was elected to the Board, and Merry Elrod and Mark McArdle were both elected to another term. I would like to thank Ken for his willingness to serve and thank Merry and Mark for their continued service. Susan Kessler and I, elected to two-year terms last year, complete the Board.

Subsequent to the Annual Meeting, the Board met to elect officers for the upcoming year. I was reelected President, Merry Elrod was reelected Vice-President and Secretary, and Mark McArdle was elected Treasurer.

The Board meets in regular session on the second Tuesday of each month, with meetings starting at

7:30 pm. A meeting notice, including a listing of agenda items, is posted in each building lobby a few days in advance of the meeting. Homeowner attendance and participation are welcomed and encouraged.

Given that we came close to not having a full Board this year, I need to reiterate that it is important, even critical, for more homeowners to get actively involved in community governance. Serving on a committee is a great way to start. Our three standing committees are the Budget and Finance Committee; the Security, Safety, and Transportation Committee; and the Landscape Committee. You can learn more about these committees from the On-Site Management Office.

Looking forward to this fiscal year, a major focus will be on replacing the outdated building entry systems. Increasingly, when a system malfunctions, there is a considerable delay in getting the replacement parts we need for their repair or replacement. In addition, as entry-system call boxes have been replaced over the years, there are inconsistencies in how they operate that are increasingly difficult to manage. We are currently exploring options for modernizing the current systems, with the hope of replacing them over the fall and winter.

All the major projects planned for this year are detailed in the GVC Program Plan FY 2017, which was adopted by the Board at its June 14, 2016 meeting. The Board and GVC's managers use the Program Plan to guide operations throughout the year. If you are interested in obtaining a copy, you can request it from the On-Site Management Office.

I think we can all look forward to another good and productive year at Georgetown Village Condominium. I hope to see you at a Board meeting sometime soon. ☞

COMMUNITY CALENDAR

July Activities

01 *GVCourier* Newsletter Delivery 4:30 p.m.
 04 Independence Day On-Site Management
 Office Closed
 12 Board of Directors Meeting 7:30 p.m.
 19 Landscape Committee Meeting 7:30 p.m.

August Activities

09 Board of Directors Meeting 7:30 p.m.
 16 Landscape Committee Meeting 7:30 p.m.

September Activities

02 *GVCourier* Newsletter Deadline 4:30 p.m.
 05 Labor Day On-Site Management
 Office Closed
 05 Swim Club Closes 6:00 p.m.
 13 Board of Directors Meeting 7:30 p.m.
 20 Landscape Committee Meeting 7:30 p.m.

PARKING REMINDER

All residents are reminded that parking is on a "first-come, first-served" basis at Georgetown Village Condominium.



However, a bit of consideration and courtesy for your neighbors can go a long way toward fair parking arrangements for everyone.

We encourage those residents of a unit who have more than one vehicle, to park only one vehicle in front of a building.

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 |
| Treasurer | Mark E. McArdle |
| Director | Susan M. Kessler |
| Director | Kenneth F. Sandlin |

COMMITTEE CHAIRS

| | |
|-----------------------------------|------------------|
| Budget and Finance | Mark E. McArdle |
| Landscape | Carol M. Beasley |
| Marketing and Communications | Carol M. Beasley |
| Security, Safety & Transportation | Merry L. Elrod |
| Election Committee | Edythe Bishop |

BOARD OF DIRECTORS MEETING HIGHLIGHTS

Highlights from the April 12, 2016 Board of Directors Meeting

- The Board approved the proposal from AMD Mechanical Contractors for the purchase and installation of a new heat pump for the On-Site Management Office.
- The Board approved the proposal from American Pest for termite treatment at 11309 Commonwealth Drive.
- The Board approved proposals for reinvestment of Replacement Reserve funds in 3-year and 4-year certificates of deposit.
- The Board concurred in the recommendation of the Security, Safety and Transportation Committee not to implement reserved parking in the 11415-11419-11423 block at this time.

Highlights from the May 17, 2016 Special Session

BOARD OF DIRECTORS ELECTION RESULTS:

**Merry L. Elrod
Mark E. McArdle
Kenneth F. Sandlin**

A short organizational meeting was held immediately following the Council of Unit Owners Annual Meeting.

The officers for 2016-2017 are as follows:

PRESIDENT Edward E. Reich
VICE-PRESIDENT Merry L. Elrod
SECRETARY Merry L. Elrod
TREASURER Mark E. McArdle
DIRECTOR Susan M. Kessler
DIRECTOR Kenneth F. Sandlin

Highlights from the June 14, 2016 Board of Directors Meeting

- The Board approved the GVC Program Plan for FY 2017 as proposed by GVC Management. The Program Plan details all the major projects planned for this fiscal year, which runs from April 1, 2016, through March 31, 2017. Copies of the GVC Program Plan 2017 can be obtained by homeowners from the On-Site Management Office.



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

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.

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

CHECK YOUR HVAC CONDENSATE LINE MONTHLY

The HVAC condensate line runs from the air handler to a main drain in the utility room. It must be checked periodically to assure that any moisture that gathers there will freely flow to the drain. If a blockage occurs, water will pool on the floor of the utility room and may damage your possessions and could leak into the adjacent unit and/or the units below. To prevent possible water back up, residents are advised to pour a cup of bleach down this line once a month.



As a reminder, 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.



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.

This article was submitted by Susan Zullo a GVC Resident:

GVC COMMON SENSE FOR ROADS AND PARKING LOTS

Roads and parking lots in GVC are busy places morning, noon, and night! We were reminded as school started that the speed limit is 20 mph but this is also an important reminder now that school is ending. I know we are all in a hurry with our busy and often over scheduled lives, but the speed limit has to be recognized and followed at all times to allow for a safe community.

I have to cross the street to get from my car to the sidewalk and building sometimes in the dark or in bad weather and have had cars come around one of the corners at speeds far exceeding 20 mph without slowing or definitely without yielding. If there is bad weather, darkness, or driver distractions such as talking on the phone or texting...I know this is illegal and never happens...an accident is waiting to happen.

Additionally, the roads in GVC are two lanes. Even if there does not appear to be an oncoming car, drivers should stay on their own

side of the road and not drive down the middle. The sharp curve in front of 5809 Edson Lane can be dangerous when a car approaches from either direction in the middle of the road. One driver usually has to stop until the other goes by still in the middle of the road. Just a few days ago, a car was parked on the wrong side of the road just past the blind curve in front of the building apparently waiting for someone to come out as I made the turn around the corner and could have hit him/her head on. There were PLENTY of parking spaces and the car had no flashers on and was there long after I parked, unloaded my car, and walked to my building.

Finally, pedestrians should always have the right of way but it is much safer for everyone if pedestrians use the sidewalks that run throughout GVC whenever possible and not walk through the parking lots behind and between cars or in the middle of the road. It is not unusual to look up in my rear view mirror when backing out of a parking space to see a family with a baby stroller, person walking a dog, or child on a bicycle or scooter (even when an adult is watching from a distance) coming up.

I am very thankful that I have not had an accident as a driver or pedestrian in my almost 13 years at GVC but I have had some close calls! I have been tailgated, almost been hit head on and actually had a child on a bicycle drive into my car in the parking lot while I was in the car waiting to back out.

I am certainly not claiming to be a perfect driver in the community and know that we cannot control the behavior of visitors. I am sure I have driven a little over 20 mph not completely on the right side of the road and walked through the parking lot when I could have stayed on the sidewalk for longer on occasion, but if we all remind ourselves of this common sense for GVC roads and parking lots, we can work together to keep our community safer for everyone!

-SUSAN ZULLO

IMPORTANT HURRICANE AWARENESS

JUNE 2016

Following are a few reminders on being prepared for a major summer storm or hurricane. These storms have the potential to cause a loss of electrical power. Have the following items on hand:

- 1. Your front door key.** If there is a loss of power, the front door access system along with the hallway lights, will operate on a diesel generator, but if you leave your building, be sure to bring your combo key just in case.
- 2. A flashlight and batteries.** Avoid using candles, as they can easily be forgotten and start a fire.
- 3. A battery-powered radio and batteries.** Weather alerts, road and school closings, and other warnings will continue to be announced through this media.
- 4. Remove all chairs, tables and lightweight items from your patio or balcony.** In heavy winds, these items can easily blow away and become projectiles.
- 5. A one or two day supply of non-perishable food.** It may not be possible to leave your building, or the stores may be closed. Suggestions might be non-perishable packaged or canned food/juices, bottled water, foods for infants or the elderly, snack foods, cereals, breads, crackers, or cookies. A non-electric can opener also would be useful.
- 6. Paper Supplies.** Paper plates and cups, napkins, bathroom tissue, paper towels and plastic eating utensils will come in handy.

- 7. Personal health items.** Be sure you have a first-aid kit, medicines, prescription drugs, toiletries, hygiene items, and moisture wipes. Also get pet care supplies.
- 8. If you have a cellular phone, keep it charged.** Telephone wires could be downed in heavy rain and wind.
- 9. Toys, games, books.** You will need these items to keep yourself busy.
- 10. Stay away from downed power lines.** These wires would be “hot” and cause injury to humans and animals.
- 11. Keep storm drains open.** If you notice a parking lot storm drain has clogged with debris, notify the Management Office.
- 12. Be careful where you park your car.** Avoid parking your car under or near large, leaning trees, as they may be affected by heavy winds.

Please note that the Management Office may not be able to open during a hurricane. Use the GVC emergency phone number (301-770-5264) or the Montgomery County Police non-emergency number (301-279-8000) to report any urgent situation. As always, if there is a medical emergency, call 911.

SECURITY ALERT

In an effort to reduce the thefts from automobiles, the Montgomery County police department is asking that residents **lock** their vehicles and **remove all valuables** from their vehicles or secure their personal property out of sight in the glove compartment, console or trunk, including the following:

| | | |
|---------|-------------|-------------|
| Laptops | Cell phones | Ipods |
| Wallets | Chargers | Gym bags |
| Coins | Briefcases | Gps systems |
| Money | Purses | Cameras |

SWIMMING POOL RULES

- Identification cards must be shown when entering the pool area, and will be retained at the pool desk until departure. Members bringing guests to the pool must complete a guest form at the pool desk, and will be billed for the established charges. Guest charges for each pool season will be established by the Board.
- The cost of any property damage shall be charged to the unit owner in which the user of the pool facilities resides or is visiting. Unit owners shall be held responsible for all actions of their residents, children, and guests.
- The Association and its management shall not be responsible for any loss or damage of personal property of any kind.
- Pool identification cards are non-transferable.
- Children under ten (10) years old enter the pool must be accompanied and cared for at poolside by a responsible person 14 years old or older, in bathing suit attire. Children under 6 years old need to have a responsible person in the water with them and within arm's reach at all times.
- Greaseless-type of sun tan lotions must be used.
- Food may be consumed only in the elevated deck area at the rear of the pool. Notwithstanding this limitation, children not older than 8 years old may be fed in the enclosed wading pool area. Glass containers are not permitted anywhere in the pool area.
- Smoking is prohibited anywhere in the pool area.
- Play equipment (i.e., equipment not used to aid in swimming or for flotation) and tubes are permitted in the wading pool only.
- Use of dive sticks in either the main pool or the wading pool is prohibited.
- Foam noodles, water wings, and other flotation aids (other than tubes) are permitted in the main pool. However, if the person using the flotation aid cannot swim or stand in the water in which the flotation aid is being used, the person must be accompanied by an adult in the water at all times.
- Kickboards may be used in the lap lanes only.
- Running, pushing, wrestling, ball playing, or any undue disturbance in or about the pool is prohibited.
- The playing of radios, stereos, musical instruments, or other amplified noise in or about the pool area, other than with the use of headphones, is strictly prohibited.
- Papers, food, and other refuse must be deposited in receptacles.
- No pets or other animals are permitted in the pool area, with the exception of service animals.
- Admission may be denied to anyone with skin abrasions, colds, coughs, inflamed eyes, infections, and to anyone wearing bandages.
- Children who are not toilet trained and adults who are incontinent are prohibited from entering either the main pool or wading pool unless wearing adequate sanitary protection as defined by the Board. The Board shall require protection no less stringent than that required in pools operated by Montgomery County.
- Alcoholic beverages are strictly prohibited. Persons believed to be under the influence of alcohol or any other controlled substances shall be denied entrance to the pool area.
- Abusive and/or profane language is not permitted.
- There will be a fifteen (15) minute rest period for persons under 16 years of age during each hour.
- Failure to comply with any of these rules and regulations will result in the violator's being barred from using the pool facilities and, after a hearing, may result in suspension of pool privileges for the season.