

Georgetown Village

COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

January-February-March 2017

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By Edward E. Reich

In my most recent President's Corner, I wrote about the expectations that I believe homeowners can reasonably have of their Board of Directors. In this President's Corner, I want to address what, as a Board member, I would like homeowners to understand.



I have served on the Georgetown Village Condominium Board of Directors for almost 20 years. As a long-time Board member, I'd like to share my perspective with you. It is a perspective that I believe is largely shared by other Board members, both in this community and others.

The starting point for this discussion is the nature of the condominium form of home ownership. A condominium is governed by its unit owners. This is done through a Board of Directors, elected by homeowners to carry out the basic functions of the community on their behalf. Even if the community has professional management, it is still the homeowners, largely working through the Board, that retain ultimate authority and responsibility.

Fundamentally, I think homeowners need to recognize that Board members are homeowners, just like themselves, doing the best job they know how to do under sometimes difficult circumstances.

What does that mean? First, it means that Board members, as homeowners, are impacted by Board decisions in the same way as any other homeowner. If the Board adopts a rule, Board members are subject to that rule as is everyone else.

If the Board adopts a condominium assessment increase, Board members also pay that increase. So Board members make decisions with the full realization that they too will be impacted by those decisions.

A second point is that Board members are volunteers, giving of their time and effort on behalf of the community for no compensation whatsoever. (In reality, it costs money to be a Board member because we all incur expenses for which we don't seek reimbursement.) It is an important but largely thankless job. But, as a minimum, I think Board members have a right to be treated with dignity and respect.

A third point is that homeowners must recognize that the Board has to consider, and give priority to, the needs of the community as a whole. This sometimes includes making difficult, even controversial, decisions that some individual homeowners may feel is adverse.

Similarly, the Board has to consider the long-term health and viability of the community, not just what may appear to be best in the short run. This is part of our fiduciary responsibility, which we take very seriously.

I believe Board members have a right to expect homeowners to understand and respect the process. Even if, or especially when, they don't agree with a Board decision. Homeowners are encouraged to get involved, come to Board meetings, run for office -- contribute positively, not negatively.

Georgetown Village is blessed with having the vast majority of its homeowners understanding these points and acting accordingly. I think we have all benefitted from that. Having read a lot about other communities, I know this is often not the case.

We need to continue to foster a climate in which volunteers will be willing to come forward and serve. Volunteer service, whether on the Board or on its Committees, is the lifeblood of the community, and the foundation of its continued strength.

COMMUNITY CALENDAR

January Activities

- 10 Board of Directors Meeting 7:30 p.m.
- 13 *GVCourier* Delivery 4:30 p.m.
- 17 Landscape Meeting 7:30 p.m.
- 25 Election Committee Meeting 7:00 p.m.
- 27 GVC Game Night 7:30 p.m.

February Activities

- 14 Board of Directors Meeting 7:00 p.m.
- 20 President’s Day On-Site Office Closed
- 20 Special Board of Directors Meeting 7:30 p.m.
- 21 Landscape Committee Meeting 7:30 p.m.
- 24 GVC Game Night 7:30 p.m.

March Activities

- 03 *GVCourier* Deadline 4:30 p.m.
- 03 Deadline for Nominations to Board 4:30 p.m.
- 14 Board of Directors Meeting 7:30 p.m.
- 21 Landscape Committee Meeting 7:30 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.

Georgetown Village Condominium
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 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
Treasurer	Mark E. McArdle

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	Volunteer Needed



**Highlights from the October 11, 2016
Board of Directors Meeting:**

- The Board accepted the donation of an Okame Cherry tree to be planted on the hillside to the rear of 11315 and 11319 Commonwealth Drive, with the funds to be provided by a homeowner.

**Highlights from the November 18, 2016
Board of Directors Meeting:**

- The Board ratified its prior approval of the proposal from Miller-Dodson Associates for a Level 3 Update of its Replacement Reserve Study.
- The Board approved the reinvestment of \$150,000 in the Replacement Reserves

account in three certificates of deposit of \$50,000 each, with staggered maturity dates.

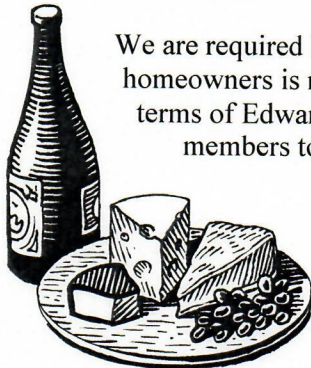
**Highlights from the December 13, 2016
Board of Directors Meeting:**

- The Board approved proposals from Greenlink, Inc., for installation of hostas in front of building 5811 Edson Lane and for installation of plant material on the west side of 5801 Edson Lane.
- The Board ratified the purchase of two certificates of deposit, one maturing in 2018 and one maturing in 2019, in the Unappropriated Members' Equity account.

ANNUAL MEETING

Save this date: May 9, 2017

The Annual Meeting of the Georgetown Village Condominium will be held in our Community Center on Tuesday, May 9, 2017, at 7:00 p.m. Like last year, we will hold a **Resident Social at 6:00 p.m. followed by Registration at 6:30 p.m.**



We are required by our Bylaws to hold an Annual Meeting each year, and a quorum of homeowners is necessary for this meeting to legally take place. At this year's meeting, the terms of Edward Reich and Susan Kessler will expire, and it will be necessary to elect two members to the Board of Directors to serve two-year terms.

In February, you will receive a letter explaining the nomination process for homeowners interested in serving on the Board. If you would like to serve on the Board, please fill out the biographical information section and submit the form to the Election Committee. You may also nominate other homeowners. If you have any questions, please contact the Management Office.

In early April, all of the candidates' biographical sketches and position statements will be mailed to each homeowner. This mailing also will contain the official Proxy and Ballot and instructions for voting and establishing the necessary quorum of homeowners.

The election will be held at the Annual Meeting on May 9th. Should you be unable to attend the Annual Meeting, please complete and return the Proxy and Ballot before May 9th.

7TH ANNUAL FOOD DRIVE

*Manna Food Center-
Fighting hunger & feeding
hope in Montgomery
County!*

The 7th annual food drive for the Manna Food Center was held during November and was a success! We delivered over 305 pounds of food to the



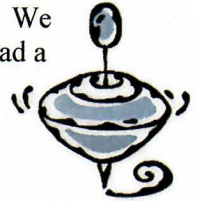
distribution center. Thanks so much for the generous support of the community.

MARINE CORPS RESERVE TOYS FOR TOTS 2016 Campaign

Once again, our Toys for Tots donation drive was a success. This year, the large wrapped box in the Management Office overflowed with more than 70 stuffed animals, toys and games. The Marine Corps Reserve is grateful for your donations. Thank you to the kindhearted people of GVC who contributed.

FROM THE MANAGEMENT OFFICE

The staff would like to thank residents and friends for the holiday cards, cookies, candy, fruit and the other gifts we received in the Management Office. We hope that everyone had a peaceful and joyous holiday season.



THE STATE OF REAL ESTATE

By Thom German and Andrea Martin, On-Site Management

Each January the GVC Management Staff compiles information taken from settlement sheets and lease agreements to keep our owners informed about the current real estate market as it relates to their investment at Georgetown Village Condominium. From January 1 through December 31, 2016, 11 units were sold, compared to 12 in the previous year.

Of the 304 units in Georgetown Village Condominium, 186 are owner-occupied and 20 are family-owned. (Management defines a family-owned unit as a unit purchased by a non-resident owner and occupied by a relative.) Ninety-four (94) units (or 32.24%) are rentals. Rental rates at GVC range from \$1,395 a month for a One Bedroom/One Bath unit to \$2,800 a month for a 3 Bedroom/2 Bath unit.



Unit Size	Square Footage	Settled in 2016	Selling Price
1 Bedroom/1 Bath	845	00	NA
1 Bedroom/Den/1 Bath	1104	03	\$310,000-\$329,000
2 Bedrooms/1 Bath	1100	00	NA
2 Bedrooms/1 Bath	1125	00	NA
2 Bedrooms/1 Bath	1156	00	NA
2 Bedrooms/2 Baths	1206	01	\$4000,000
2 Bedrooms/2 Baths	1259	02	\$374,000-\$390,000
2 Bedrooms/2 Baths	1267	02	NA
2 Bedrooms/2 Baths	1281	00	NA
2 Bedrooms/Den/2 Baths	1423	00	NA
3 Bedrooms/2 Baths	1450	00	NA
3 Bedrooms/2 Baths	1472	03	\$405,000-\$434,900

DRYER SAFETY

To prevent a possible fire, it is common knowledge that the lint in the lint screen should be removed after every use, and the lint in the dryer hose removed at least once each year. However, you may not be familiar with the additional need to clean the lint screen of the residue left by prolonged use of fabric softener or dryer sheets. This residue also could cause a fire. To determine if there is residue on the lint screen, remove the screen and run water through it. If the water goes through easily, there is no problem; however, if the water pools on top, there may be a residue problem. To clean this, scrub it with hot soapy water (a great use for an old toothbrush). In addition to addressing a possible safety issue, cleaning the residue from the lint screen every six months may help keep your dryer working longer and more efficiently. Finally, please only use

your dryer when you are in your unit, do not leave an unattended dryer running. These precautions are for your safety and security, as well as that of your family and neighbors.

DONATE A TREE TODAY

The Landscape Committee works throughout the year to develop landscaping improvement recommendations for the Board's approval. But you may not know that the Association also welcomes donations of trees or plants from residents. To assure equity and quality of plantings, the Board established an administrative resolution to provide information about the process for making a directed donation. Contact the Management Office if you would like to review this policy.

**REMINDER: THE COMMON AREA FIRE ALARMS IN THE BUILDINGS DO NOT CALL THE FIRE DEPARTMENT
ONE MUST CALL THE FIRE DEPARTMENT IN CASE OF A FIRE.**

TIPS FOR APPLIANCE TLC

[reprinted from the Washington Post January 5, 2017]

Here are some appliances you should clean regularly, as well as advice on how to do so and how often.

COFFEE MAKER

Give your coffee maker a thorough cleaning once a month. Hard-water minerals can build up in its inner workings, which can not only affect the taste of your joe but also slow down its brewing time. Again, distilled white vinegar does the trick. Fill the machine's reservoir with equal parts vinegar and water and place a paper filter in the machine's

basket. Brew the solution halfway. Turn off the machine and let it sit for 30 minutes. Turn the machine back on and finish brewing. Pour out the solution, replace the filter and run clean water through the machine two more times.

GARBAGE DISPOSAL

To clean your disposal, drop in a cutup lemon, a couple of tablespoons of salt and a few ice cubes. The lemon deodorizes, and the ice and salt clean away residue. You should do this about once a month or, if there

is a strong odor emanating from your disposal, more frequently.

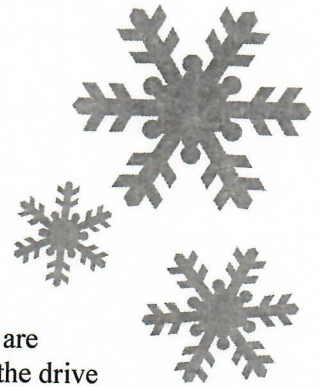
MICROWAVE

Fill a microwave-safe cup or bowl with about one cup of water. (Again, I use a Pyrex measuring cup.) Add several slices of lemon or several tablespoons of distilled white vinegar. Place the cup in the microwave and turn the microwave on high for about three minutes or until the water is very hot and the window is covered in steam. Open the door and wipe down the interior with a clean cloth.

SNOW REMOVAL NOTES

Employees stand ready to battle the snow and ice of winter, armed with more than two tons of calcium for the streets and with one ton of urea for the walks.

- GVC has two trucks with plows and spreaders ready to begin clearing the streets once snowfall reaches two inches (2") in a 24-hour period.
- If the snow is still falling, the staff will "open" the drive lanes of the streets. This means that plowing will continue to prevent snow accumulation that would impede entrance to and/or exit from the Community. This opening process will continue periodically until the snowfall stops.
- Once the snow has stopped falling, the staff will clean-up the streets. This entails widening the drive areas as much as is safely possible, considering the condition of the streets and parked vehicles. The spreader will be used to lay down the abrasive chemicals to melt the snow and ice. The plow will then begin to clear vacant parking spaces.
- We have contracted with Greenlink Landscape Services, Inc., as a backup service if it is determined that we are unable to maintain the drive areas during a heavy snowfall.
- Once the storm has ended, staff will clear the building porches, outside steps and walks to the main walkways. It takes about two hours to clear those areas. Snowthrowers will be used to clear all the main walks, including those on Commonwealth Drive and Edson Lane.
- We are responsible for clearing all walks along Nicholson Lane, Executive Boulevard and Edson Lane that border our property. We will spread urea, an environmentally-friendly chemical, on the walks, while calcium is used on the street after the plow has made a clear path. **It is important that residents do not use salt of any kind on the sidewalks and walkways!** Salt and salt products damage the walks and grass.



Snow removal is not an exact process and there is no way to satisfy everyone. Our goal is to permit the safe entry to and exit from the community while controlling the snow removal expenses of the Association.

The plow needs a large turning radius and cannot easily remove the snow around the corners of the drive lanes. When snow is predicted, please ***avoid parking in the corner parking spaces*** so that snow plows can use those spaces to pile excess snow. Also, if you have a front-wheel-drive vehicle, we recommend that you back into the parking space so that you can get out more easily.

Please remember that GVC is a large property with 19 buildings and several miles of sidewalks, parking lots, and steps that must be cleared. We appreciate your patience during snow removal times.

- Houses
- Townhouses
- Condo-Apartments



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CONTINUED WATER CONSERVATION PROGRAM

In the last couple of years, GVC's water bills have increased significantly and have contributed to a slight rise in condo fees. Unfortunately, we will probably have to budget an increase for water in the coming year. So it is in all our interests to control unnecessary water use.

Remember, if you are experiencing any plumbing-fixture issues in your kitchen or bathrooms, such as a dripping faucet or so-called 'phantom' flushes of the toilet, please call the On-Site Management Office for an appointment so that the maintenance staff can make any necessary repairs.

There will be **no charge for labor** associated with a water-leaking issue; the only charge will be for parts required to make the repair.

Last October our Maintenance Staff included the **Water Conservation Campaign** as part of our

ongoing preventative maintenance program. The staff aggressively checked for leaks in all units in an attempt to reduce our water consumption.

FRONT DOOR ACCESS SYSTEM

Our security system can protect us only if we use it properly. Please do not open or hold the front or rear entrance doors for ANYONE unless you know them.

To ensure the security of all residents, please do NOT give out your building key or personal access code to your building's front door. Also, do not prop the doors open, or allow others to do so.

The locking system on the front and rear doors typically needs adjustment with changing outdoor temperatures. Residents are urged to report any problems with closing or locking the front and rear entrance doors as soon as they occur.

These precautions are for your safety and security, as well as that of your family and neighbors.



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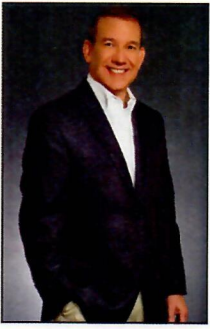
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