

Georgetown Village

COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

January ~ February ~ March ~ April 2020

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By Edward E. Reich



Since the first time I ran for the Board in 1997, important core values of mine have been openness and transparency. For that reason, the first project I undertook as a Board member was to chair the Rules Review Task Force, and the first area of focus of the Task Force was broadening the rules for homeowner participation in the Association's affairs.

For this reason, we tend to keep our Board meetings pretty informal, and welcome resident input. At the beginning of each meeting is the Residents' Open Forum, during which residents can ask any questions or raise any concerns. But, unlike many communities that limit resident participation to the Open Forum, we continue to welcome resident input on the topics under discussion throughout the meeting.

It is with this background that I want to share with you the evolution of the policy reflected in Administrative Resolution 19-01, "Disclosure of Information in the Books and Records of the Association," a copy of which is enclosed with this newsletter, adopted by the Board at its October 16, 2019 meeting.

Section 11-116 of the Maryland Condominium Act gives homeowners broad rights to review association documents, with certain specified exceptions. There has never been an issue with our making available to our homeowners the documents to which they are entitled. But an important secondary issue arose recently, which led to this new administrative resolution that superseded two previous administrative resolutions on this subject. That issue was what limitations should the Association impose on the ability of homeowners to share those documents with non-homeowners.

Our previous documents, as do those for most homeowner and condominium associations, allowed the release of documents to homeowners to be conditioned on their not sharing those documents with non-homeowners. But in

addressing certain specific information requests, we considered whether that might be excessively limiting. While there might be instances where the release of documents to a non-homeowner could cause harm to the Association, those instances are likely to be relatively infrequent. On the other hand, we recognize that it could be helpful to homeowners, in their review of technical or financial documents, to be able to review those documents with persons of greater expertise in those areas.

So we decided that a blanket requirement not to share documents with non-homeowners was unnecessary. We have no doubt that the law authorizes such a blanket requirement but, as the Administrative Resolution states, "[i]t is the policy of the Association to operate as openly as possible with respect to its unit owners, in full compliance with applicable law and governing documents, and to the fullest extent possible without creating an undue risk to the Association." Thus the bias is in favor of release without limitations.

As detailed in Administrative Resolution 19-01, a limitation on sharing Association documents with non-homeowners will be imposed only when the On-Site Manager, in consultation with the President as needed, determines that release of the requested documents to a non-homeowner would pose an undue harm to the Association. In addition, the exemptions in the Maryland Condominium Act on disclosure to homeowners are maintained.

We believe this change in approach emphasizes that homeowners are the foundation of the Association, facilitates their ability to access and utilize important condominium documents, and eliminates unnecessary bureaucracy and paperwork, while still protecting the important interests of the Association.

We make this change because we have faith that our homeowners will implement it in the spirit in which it is intended. We look forward to working with you to make this experiment in openness and transparency the success we anticipate.

COMMUNITY CALENDAR

January Activities

- 01 New Year's Day On-Site Office Closed
- 03 *GVCourier* Distribution 3:00 p.m.
- 08 Landscape Committee Meeting 7:30 p.m.
- 14 Board of Directors Meeting 7:30 p.m.

February Activities

- 07 Call for Board Directors Nominations
- 10 Resident Information Update Mailing 4:30 p.m.
- 11 Board of Directors Meeting 7:00 p.m.
- 17 President's Day On-Site Office Closed
- Special Board of Directors Meeting 7:30 p.m.
- 18 Landscape Committee Meeting 7:30 p.m.

March Activities

- 06 Board of Directors Nominations Deadline 4:30 p.m.
- 10 Board of Directors Meeting 7:30 p.m.
- 12 Election Committee Meeting 7:30 p.m.
- 17 Landscape Committee Meeting 7:30 p.m.
- 18 Election Committee Meeting 7:30 p.m.

April Activities

- 03 Annual Meeting Notice Mailing 4:30 p.m.
- 14 Board of Directors Meeting 7:30 p.m.
- 15 *GVCourier* Newsletter Deadline 4:30 p.m.
- 21 Landscape Committee Meeting 7:30 p.m.

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

BOARD OF DIRECTORS

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

COMMITTEE CHAIRS

Budget & Finance	Mark E. McArdle
Landscape	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod
Election	Milton D. Frank

Rental License Required

Montgomery County law requires owners to obtain a Rental Housing License from the Department of Housing and Community Affairs before offering a residential property for rent. For assistance and more information, please call **240-777-3666**

Telephone Number Changed?

Has your home, cell or office telephone number changed? Please call or email the Management Office with your updated information.

**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

BOARD OF DIRECTORS MEETING HIGHLIGHTS

The Board of Directors took the following actions at recent meetings:

Highlights from the September 10, 2019

- Approved the proposal from Vito Services for video inspecting the roof drain from the first floor storage area of 5817 Edson Lane to the break out side of the building.
- Ratified the approval of the invoice from Vito Services for the emergency repair to the sewer line behind 11309 Commonwealth Drive.
- Ratified the approval of the invoice from R & D Masonry Inc., for the removal and replacement of the portion of the sidewalk behind 11309 Commonwealth Drive damaged in connection with the emergency sewer line repair.
- Ratified approval of the invoice from Ted Britt Chevrolet for the purchase of a new truck, and the sale of the 2008 truck to CarMax.
- Approved the purchase of a new spreader from Rippeon Equipment Company.
- Approved the reinvestment of funds in the Replacement Reserve account into a certificate of deposit.

Highlights from the October 16, 2019

- Approved a proposal from James Vito, Inc., for repair of the underground storm drain at 5817 Edson Lane.
- Approved a proposal from James Vito, Inc. for repair of the underground sewer line at 11400 Commonwealth Drive.
- Accepted the proposal from Miller + Dodson Capital Reserve Consultants for a Level 3 Update Replacement Reserve Study.
- Approved, in accordance with the recommendation of the Association's auditor, the transfer of funds from Unappropriated Members' Equity to the Replacement Reserves account.
- Agreed to revoke Administrative Resolutions 94-02 and 95-01, and adopt Administrative Resolution 19-01, "Disclosure of Information in the Books and Records of the Association," effective immediately.
- Agreed to reinvest funds from expiring certificates of deposit in the Replacement Reserve account in new certificates of deposit.

Highlights from the November 12, 2019

- Approved the proposal from Greenlink Inc., for removal and replacement of one Repandens Yew behind 11401 Commonwealth Drive.

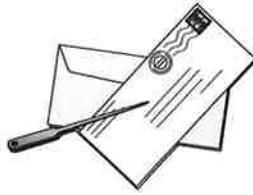
- Approved the proposal from Greenlink Inc., for removal and replacement of two overgrown globe arborvitae with two Winter Gem Boxwoods at the rear door of 11405 Commonwealth Drive.
- Approved the proposal from Greenlink Inc., for the removal of three declining Spirea and installation of seven Pieris Japonica Red Mill at the PEPCO box located at the right corner of 5801 Edson Lane.
- Approved the proposal from Greenlink Inc., for removal of two dead yews, installation of four Repandens and seven Winter Gem Boxwoods, and rearrangement of plant material behind 5811 Edson Lane at T-2.
- Approved the proposal from Greenlink Inc., for removal and replacement of one dead Azalea behind 5811 Edson Lane at T-3.
- Approved the proposal from Greenlink Inc., for removal of dead crimson barberry and installation of nine PJM Rhododendron on the island adjacent to the Commonwealth Drive mailbox.
- Approved the proposal from Greenlink Inc., T1-19, for removal and replacement of one Schiplaurel behind 11309 Commonwealth Drive.
- Approved the proposal from Greenlink Inc., for removal of a dead cedar tree and installation of one Winterberry Bush, one Schiplaurel bush, and rearrangement of grasses at the PEPCO box located near 11309 and 11315 Commonwealth Drive.
- Approved the proposal from Greenlink Inc., for installation of four small Crepe Myrtle bushes on the west side of building 11315 Commonwealth Drive.
- Approved the proposal from Greenlink Inc., for installation of one large crimson pygmy barberry and seven Hamlin grasses at the PEPCO box in front of 11319 Commonwealth Drive.

Highlights from the December 10, 2019.

- Accepted the proposal from High Sierra Pool Management, Inc., for swimming pool management services for the 2020 swimming pool season, with four option years, for seven-day per week operation.
- Approved the reinvestment of Replacement Reserve funds into a certificate of deposit.

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 new letters at this time

ROOF HATCH KEY TO HEAT PUMPS

If the roof or attic of your building needs to be accessed by a service contractor for any reason, such as for the repair or replacement of a heat pump, the contractor will need to pick-up a key from the Management Office during normal business hours (Monday through Friday, 8:00 a.m. to 4:30 p.m.) The flat roofs and attics of the GVC buildings are secured areas and a roof hatch key is only available to the licensed contractor who will perform your service. A 6 foot ladder will be needed to reach the locked roof hatch. Because the roof areas have 12 heat pumps and high-voltage electrical equipment, unit owners and residents are not permitted on the roof or in the attic areas. The heat pumps and disconnect boxes are clearly marked with unit numbers. Expensive and specialized equipment and insurance liability make it necessary for these areas to be secured.

If emergency HVAC service is necessary after hours or on weekends or holidays, arrangements with the On-Site Office can be made for a staff member to provide access to the roof areas. There is no charge for this service.

Outdoor Bicycle Racks

There are outdoor bike racks located throughout the community in the parking areas at 11401, 11415 and 11315 Commonwealth Drive and 5811 Edson Lane. Storing a bicycle on one of these racks is free, but you should secure your bike to the rack with a strong lock to prevent theft. GVC assumes no responsibility for bicycles stored on these racks.

By Friday, April 3, GVC will remove from these racks bicycles that are not locked or are damaged and not repairable to provide room for others to use the racks. Notices will be posted on the tack strips in all buildings to remind bike owners to secure their bikes.

Check your bike today to be sure it is locked and in good working order.

ELECTION COMMITTEE

ANNUAL MEETING
Save this date: May 12, 2020

The Annual Meeting of the Georgetown Village Condominium will be held in our Community Center on Tuesday, May 12th at 7:00 p.m. Registration will begin at 6:00 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 Merry E. Elrod, Mark E. McArdle and a vacant position expire, and it will be necessary to elect three members to the Board of Directors to serve two-year terms.

On April 3rd the candidates' biographical sketches and position statements will be mailed to each homeowner for consideration, as well as the official proxy and ballot, and instructions for voting and establishing the necessary quorum of homeowners. We plan to hold a social event on Tuesday May 12th at 6:00 p.m. in the Community Center for the hour prior to the Annual Meeting. The purpose of this informal gathering is to provide homeowners with an opportunity to talk with the candidates. Any changes to this plan will be posted in each building and on the GVC web site.

The election will be held at the Annual Meeting on May 12th, and this meeting can only take place if we have a quorum of homeowners. To ensure that we meet this important goal, please complete the proxy and ballot that will be mailed to you on April 3rd and return them to the Management Office as soon as you can.

MARINE CORPS RESERVE 2019 CAMPAIGN

Again this year our Toys for Tots donation drive was a huge success. Our residents filled the large boxes in the Management Office. This was possible because of the kindhearted people of Georgetown Village Condominium.

The Marine Corps Reserve along with the local volunteers are grateful for your donations. Thanks.

10TH ANNUAL FOOD DRIVE

The tenth annual food drive for the Manna Food Center was held during November and was a success! We delivered over 600 pounds of food to the distribution center. Thanks so much for the generous support from the community.

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.

SNOW REMOVAL NOTES

GVC 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 plowing service if it is determined that we are unable to maintain the drive areas during a heavy snowfall.

We have also contracted with Greenlink Landscape Services, Inc. to provide laborers during the storm and once it has ended, to 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.

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 mark with signs: "No Parking - Snow Area - Subject to Tow"*, so that snow plow 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.

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.

And finally, 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.

* * * * *

SNOW REMINDERS

Here are some reminders for dealing with snowfall.

DO:

- ✓ Before the snow arrives, go to the grocery store for food you may need for 2-3 days.
- ✓ Be sure to have flashlights and spare batteries on hand in case of a power outage.
- ✓ Purchase an ice scraper or snow brush and a small shovel--and use them!
- ✓ Clear snow from your car frequently (every 2 hours). This will prevent a major buildup of snow that is too heavy to move.
- ✓ Assist elderly or disabled residents in walking up or down slippery outside stairs.
- ✓ If you have a front-wheel-drive vehicle, back into a parking space so that you can get out more easily.

DO NOT:

- ✓ Do not use candles in the event of a power outage. Use flashlight instead.
- ✓ Do not park your car in a spot someone else has taken the time to clear. This is a courtesy all residents should extend to their neighbors.
- ✓ Do not throw snow on bushes or shrubs.
- ✓ Do not park in corner parking spaces marked by orange cones or park in a way that allows your vehicle to extend over the sidewalk.
- ✓ Do not park in fire lanes, entrances to the development, or in the striped walking lane in front of each building. This lane will be marked with a yellow/black stanchion.
- ✓ Do not ask or expect the contract labors or the maintenance technicians to help you clear a parking space or shovel out your car. Their responsibilities are to keep the sidewalks and driving areas clear and to perform their regular duties.

* * * * *

THE STATE OF REAL ESTATE

By Thom German and Allie Mizerek, On-Site Management

Each January the 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, 2019, (18)eighteen units were sold. The breakdown below gives the range of prices at which the specified type of each unit was sold.

Unit Size (Model)	Square Footage	Settled in 2019	Selling Price
1 Bedroom / 1 Bath (Berkshire)	845 sq. ft.	1	\$284,900
1 Bedroom / Den / 1 Bath (Avon)	1104 sq. ft.	4	\$317,500 - \$345,000
1 Bedroom / Den / 1 Bath (Avon II)	1104 sq. ft.	0	N/A
2 Bedroom / 1 Bath (Kendal)	1156 sq. ft.	2	\$333,900- \$381,000
2 Bedroom / 1 Bath (Newport)	1100 sq. ft.	0	N/A
2 Bedroom / 1 Bath	1125 sq. ft.	0	N/A
2 Bedroom / 2 Bath (Essex)	1206 sq. ft.	3	\$300,000 - \$435,000
2 Bedroom / 2 Bath (Hampshire)	1259 sq. ft.	2	\$395,000 - \$430,000
2 Bedroom / 2 Bath (Windsor)	1281 sq. ft.	0	N/A
2 Bedroom / 2 Bath (Kent)	1267 sq. ft.	2	\$436,000 - \$439,900
2 Bedroom / Den / 2 Bath (Lancashire)	1423 sq. ft.	1	\$470,000
3 Bedroom / 2 Bath (Cheshire)	1473 sq. ft.	2	\$460,000
3 Bedroom / 2 Bath	1450 sq. ft.	1	\$460,000

Resale activity

Seven buildings with no sales.

Eight buildings (11301, 11309, 11315, 11323, 11405, 11423, 5801, and 5817) with one sale each.

Three buildings (11419, 5805 and 5811) with two sales.

One building (11409) with four sales.



Of the 304 units in Georgetown Village Condominium, 199 are owner-occupied and 14 are family-owned. (Management defines a family-owned unit as a unit purchased by a non-resident owner and occupied by a relative.) Ninety-one (91) units (or 29.93%) are rentals. Rental rates at GVC range from \$1,430 a month for a One Bedroom/One Bath unit to \$2,800 a month for a 3 Bedroom/2 Bath unit.

ARE YOU LOCKED OUT?

We've all done it...forgotten our door key or let the door slam shut behind us as we took out the trash. Yikes! No door key. Now what? Here are a few reminders about "lock out" procedures.



If you are locked out during the regular work week (Monday – Friday, 8:00 am to 4:30 pm), go to the On-Site Management Office. You can borrow a key to your unit and return it later. There is no charge for this service.

If you are locked out after regular office working hours, or on a weekend, call the answering service (301-770-5264) to report that you are locked out of your unit. The operator will obtain your name and unit number, and a telephone number where you can be reached (e.g., cell phone number; a neighbor's phone number). The operator will contact the on-call staff member, who will call you back to confirm your request, and then come to the rescue. There is a \$85 charge for this service. And remember – please be patient! Generally, the individual on-call will have to come from home and it could take as much as one hour for him to arrive.

CARDBOARD BOXES IN TRASH ROOMS

Boxes placed in the trash rooms should be broken down so that they are *FLAT*. Place the broken down boxes against the wall so that they are easier to recycle and out of the way.

- Remember to place all trash in bags
- The bags should be securely fastened
- There should be NO loose trash placed in the trash cans
- Loose trash may encourage the presence of roaches, mice and other pests
- Trash should be placed in the proper containers in the Trash Room

The cooperation of every resident is appreciated.

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.

The front doors typically need adjustment as temperatures change. Residents are urged to report any problems with the front doors not closing properly as soon as they occur.

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

BE PREPARED IN CASE WINTER STORM HITS

Potomac Electric Power Company (PEPCO) wants you to be prepared in case a winter storm hits. Here are some steps that PEPCO suggests you take:

- ▶ Keep a flashlight and a battery-powered radio and clock on hand. DO NOT use candles, as open flames left unattended could start a fire;
- ▶ Have spare batteries, warm clothing and extra blankets for use if needed;
- ▶ Stock up on bottled water and foods that can be prepared without electricity.

It's a good idea to store these items together where they can be found easily and to make sure that everyone in your household knows where they are.

If a winter storm leaves you in the dark:

- ▶ Call PEPCO immediately at 1-877-757-2662 to report power outages;
- ▶ Turn off all electrical appliances that were operating when the outage occurred except for your refrigerator and one light so you'll know when power is restored. Once power has been restored, gradually turn on heavy-use appliances, such as your furnace, so that the circuits will not be overloaded. Overloading could cause another outage.

PEPCO

*To report a power outage
or to find out when power will be
restored, call 1-877-757-2662*



Your *trusted*
Georgetown Village Community Partner
for over **20 years**.

For **ALL** your real estate needs, call me first. -

Mark

- Dedicated Georgetown Village Owner/Specialist
- Consistently selling *our* homes for more
- Full service, from pre-marketing design to close
- 30+ years of exceptional service and record-breaking results
- 1,000+ transactions of negotiating/marketing experience working for *you!*

Mark Goldberg

Top 1% of Agents Nationwide

Office: 301.770.9394

Cell: 301.351.7200

mark@goldberghomes.com

www.goldberghomes.com

"You've simply done a fantastic job for us! With your deep understanding of our community and impressive track record, there's no other Realtor we considered using in selling our place. Your reputation is well deserved." - J. Yokum & B. Prettyman

Design. Renovation. Staging. Marketing. Close.

COMPASS

Main: 301.304.8444



simply  **great homes.**



Georgetown Village
Condominium 

11400 Commonwealth Drive
North Bethesda, Maryland 20852-2867

ADDRESS SERVICE REQUESTED

Condo Values in Georgetown Village Are Trending Up!



NASSER KUZBARI
REALTOR®
Licensed in DC & MD
Direct: 301-325-4855
Email: NasserKuzbari@gmail.com
Office: 301-637-9762

"I Live & Work in the Neighborhood"



ANDREW TZAMARAS
Associate Broker, SRS®, ABR®, SFR®
Licensed Realtor® DC & MD
Direct: 301-452-1180
Email: Andrew@FindHomeToday.com
Office: 301-637-9762



12505 Park Potomac Ave., #220 Potomac, MD 20854

Call Us Today - We Can Help!

If you've been wondering what your home is worth and would be interested in a free Comparative Market Analysis to see if listing now is right for you and your family, please call us today.

No pressure. No obligation. Just a chance to see if taking advantage of today's market is for you.

2019 Year to Date Condo Sales

Status	Address	Sold Price	Sold Date	Beds	Baths	DOM
SOLD	5811 Edson Ln #202	\$460,000.00	10/22/2019	3	2	12
SOLD	11301 Commonwealth Dr #T-3	\$460,000.00	8/20/2019	3	2	7
SOLD	11409 Commonwealth Dr #201	\$395,000.00	6/12/2019	2	2	12
SOLD	5805 Edson Ln #1	\$381,000.00	6/5/2019	2	1	7
SOLD	5805 Edson Ln #104	\$345,000.00	5/15/2019	2	1	18
SOLD	11405 Commonwealth Dr #101	\$430,000.00	4/26/2019	2	2	7
SOLD	5817 Edson Ln #T4	\$470,000.00	5/1/2019	2	2	12
SOLD	11323 Commonwealth Dr #304	\$333,900.00	4/10/2019	2	1	9
SOLD	11423 Commonwealth Dr #301	\$325,000.00	3/19/2019	2	1	7
SOLD	11419 Commonwealth Dr #103	\$284,900.00	4/16/2019	1	1	13
SOLD	5801 Edson Ln #302	\$375,000.00	3/29/2019	2	2	83
SOLD	11419 Commonwealth Dr #301	\$322,000.00	3/20/2019	2	1	113

THINKING ABOUT SELLING?



It's Not too Early to Start Planning Your 2020 Home Sale.

New listings are in demand and new buyers are eager to move into your neighborhood. That's a good combination for a successful sale.

If you have questions about the home sale process or want to know the value of your home, please **Contact Us Today!**

If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed.



People. Passion. Experience. Community.

THOSE FOUR WORDS encapsulate Mark's drive and motivation, propelling him into the **Top 10 Agents in the Greater Capital Area Association of Realtors** and one of the **Top 1% of Realtors Nationwide**.



A Washingtonian native, Mark brings a lifetime's worth of in-depth area knowledge to every sales experience. He is a Rhode Island School of Design graduate. Whether it be helping his buyers visualize space possibilities in a potential home purchase or transforming his sellers' homes into desirable turnkey properties, Mark puts his formal design training to good use for each of his clients.

With nearly a 1,000 success stories, Mark attributes his clients' positive real estate experiences to his detailed-oriented approach. They see him, not as a salesperson, but as a trusted advisor. Mark educates his clients and judiciously guides them through the myriad of details of a real estate transaction. Ensuring his clients make sound decisions and safeguarding their best interests is Mark's #1 priority.

Mark's efforts ensure that the real estate experience is as simple and rewarding for his clients as possible. His in-depth knowledge of the communities he serves and the real estate expertise he brings to bear for each client ensures successful outcomes as they move forward to their next community experience.

Mark recently joined forces with Compass. The company is ushering in a new exciting paradigm in real estate experiences and enhancing Mark's abilities and skillsets with a host of new state-of-the-art marketing tools that are truly "game changers" for his clients.

A scuba diver and world traveler, Mark's first love is still D.C.: "This is a great city! I appreciate the diversity of the area, both geographically and culturally. Though, ultimately I devote most of my energies to my primary focus: my clients' needs. Guiding people at such an important junction in their lives is truly fulfilling. There's great satisfaction in seeing my clients' smiles at settlement, knowing they've been well looked-after. This is far more than a job to me; it's more about making personal connections with wonderful people, helping them realize their personal goals and building long-term trusted relationships."

website



simply  great homes.®

Mark Goldberg | 301.351.7200 | mark@golberghomes.com

vcard



5811 Edson Lane #202, Georgetown Village



BEFORE



AFTER

For more information about Compass Concierge and Goldberg Homes goto: <https://www.goldberghomes.com/gallery> or scan the code.



GEORGETOWN VILLAGE MARKET SUMMARY REPORT 2019*

AVERAGE SOLD PRICE	\$391,550	↑ +3.25%
AVERAGE DAYS ON MARKET	24	↻ STEADY
SOLD LISTINGS	14	↓ -.67%
AVERAGE SELLER'S CLOSING CREDIT TO BUYER	\$4,418	↑ +9.8%
NUMBER OF SELLERS CONTRIBUTING A CREDIT	8	↑ +50%

AVERAGE SALES STATISTICS BY FLOORPLAN

1 Bedroom	1 BR+Den 2BR/1BA	2 Bedrooms 2BA	2 Bedrooms + Den	3 Bedrooms
Sold Price \$284,900	Sold Price \$330,666	Sold Price \$409,975	Sold Price \$470,000	Sold Price \$460,000
↑ +3.25% vs. 2018	↑ +1.15% vs. 2018	↑ +3.7% vs. 2018	↑ +11.9% vs. 2018	↑ +55% vs. 2018
Days on Market 13	Days on Market 51	Days on Market 32	Days on Market 12	Days on Market 11



Georgetown Village Condominium

ADMINISTRATIVE RESOLUTION NO. 19-01

DISCLOSURE OF INFORMATION IN THE BOOKS AND RECORDS OF THE ASSOCIATION

WHEREAS, the Bylaws of Georgetown Village Condominium ("the Association"), Article III, Section 2, assigns to the Board of Directors the powers and duties necessary for the administration of the Association;

WHEREAS, Section 11-116 of the Maryland Condominium Act provides that the Council of Unit Owners shall keep books and records in accordance with good accounting practices on a consistent basis, and specifies the rights of unit owners to inspect records of the Association and the limitations thereon;

WHEREAS, the Bylaws of Georgetown Village Condominium, Article VI, Section 3, provides that "each Unit Owner and each mortgagee of a Unit shall be permitted to examine the books of account of the Association at reasonable times on business days" and Article IX, provides that "The Board of Directors or the managing agent shall keep books and records in accordance with good accounting practices on a consistent basis . . . Every record, including the audit, of the Council of Unit Owners shall be available in accordance with the Act and these Bylaws for examination and copying by any Unit owner, his mortgagee, and their respective duly authorized agents or attorneys, during normal business hours and after reasonable notice"; and

WHEREAS, the Board of Directors has chosen to establish procedures for the orderly processing of requests for information contained in the books and records maintained by or under the control of the Association;

NOW THEREFORE BE IT RESOLVED, that the following procedures are adopted for use by the Association.

A. General Policy

1. It is the policy of the Association to operate as openly as possible with respect to its unit owners, in full compliance with applicable law and governing documents, and to the fullest extent possible without creating an undue risk to the Association.
2. Documents available under Section 11-116 of the Maryland Condominium Act are directly available only to the persons specified therein. Section 11-116(c) provides that records shall be made available for inspection by "any unit owner, a unit owner's mortgagee, or their respective duly authorized agents or attorneys."

3. The Association is authorized by law to require those persons to whom documents are released to limit their further distribution to only those persons to whom direct release would be authorized under Section 11-116(c).

4. However, as a matter of policy, and without waiving any of its rights under the law, to facilitate the fullest possible review and evaluation of the documents by unit owners, the Association will not generally impose such limitations since there is usually minimal or no risk of harm to the Association from further release. The Association will impose such limitation only on a case-specific basis where the On-Site Manager determines that release of the document to persons other than those specifically provided for in Section 11-116(c) poses an undue risk of harm to the Association.

5. The Association will not generally make available for inspection or release documents specifically exempted from disclosure by Section 11-116(c)(3).

B. General Matters

1. Requests by unit owners to inspect documents, correspondence, books and records, including financial records (hereafter collectively referred to as "documents") of the Association shall apply only to those documents maintained by the Association and/or its agents, in the ordinary course of business of the Association.

2. Information and/or documents not maintained in the ordinary course of business, or not in specific formats requested by a unit owner, will be provided only at the discretion of the On-Site Manager.

3. As provided in Section 11-116(c)(3)(v), written advice of legal counsel may be withheld at the discretion of the Association. In the interest of preserving any attorney-client privileges of the Association, copies of any documents related to ongoing litigation, including copies of pleadings, may be made available for inspection by unit owners only after receiving clearance to do so by the Association's attorney.

C. Requesting Documents

1. Authorized persons seeking inspection of documents must submit a request in writing to the On-Site Manager describing in as much detail as possible the nature of the document(s) to be inspected. The On-Site Manager will attempt to ascertain and identify the item(s) requested for inspection, and arrange a mutually agreeable date and time at which the item(s) will be produced. Requested documents shall be made available for inspection during normal business hours, at the Association's On-Site Management Office.

2. Upon receipt of a written request to inspect any documents, the On-Site Manager, in consultation with the President as needed, will determine whether the release of the documents for inspection or copying should be conditioned on a written commitment signed by the requestor that they will limit their further distribution to only those persons to whom direct

release would be authorized under Section 11-116(c). This limitation will only be imposed where the On-Site Manager determines that release of the documents to persons other than those specifically provided for in Section 11-116(c) poses an undue risk of harm to the Association. In cases where the On-Site Manager determines that this limitation is appropriate, this will be discussed with the requestor before it is imposed.

3. Authorized persons seeking copies of documents shall be charged a reasonable charge for copying as determined by the Board of Directors in accordance with Section 11-116(d).

4. The person requesting any information is solely responsible for any legal liability or damages arising from or relating to their use of the information. The Association assumes no liability or responsibility for the manner in which the information is used by the person to whom it is provided.

D. Revocation of Prior Administrative Resolutions and Effective Date

Administrative Resolutions 94-02 and 95-01 are revoked, and this Administrative Resolution 19-01 is adopted, effective immediately.

Adopted by the Board of Directors

October 16, 2019

~~ This page intentionally left blank ~ ~

Georgetown Village
Condominium 