

Georgetown Village COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

September ~ October ~ November ~ December 2019

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By Edward E. Reich



To keep abreast of developments affecting community associations, I read the monthly Community Association Institute magazines that focus on community association management. While most of what is in those magazines is positive and informative, there are also some real horror stories about other communities that make me so thankful for being at Georgetown Village.

Why do I feel that way? Let me elaborate on some of the reasons why.

First is the overall tone of our community. There are many communities literally being torn apart by internal warfare among Board members, and between homeowners. I have even lived through such times early in my tenure on the Georgetown Village Condominium Board of Directors. But, thankfully, we don't have that kind of destructive divisiveness now.

The Board members work very well together. We share a common concern for the welfare of the community, without private agendas. Even when we disagree on an issue, it is in a spirit of mutual respect, and it never becomes personalized.

In addition, and I know I can't be totally objective about this, relationships between the Board and homeowners are generally good. Of course, not everyone agrees with every Board decision. But even where there are disagreements, they tend to be raised in a respectful, or at least a civil, tone. In many communities, that is not the case.

I think our residents generally, though not without exception, get along well and even show concern for their neighbors. There certainly are not the two warring camps that existed 20 years ago. And the community is so much better for it.

Our homeowners are also exceptional in meeting their obligations to pay assessments on time. While we take delinquencies very seriously, and follow up vigorously as needed, our financial success and extraordinarily low delinquency rates are largely due to the diligence of our homeowners in paying their assessments.

For this reason, our finances are in excellent shape, with modest condominium fees, no special assessments, and fully funded replacement reserves. That is a critical factor in the long-term viability of any community.

Added to this is our expert professional on-site management, with Thom German as our On-Site Manager and Allie Mizerek as our Assistant On-Site Manager. We also have a great maintenance and building services staff: Francisco A. Moran, Senior Maintenance Technician; Cristian E. Roque-Montano, Maintenance Technician; and William Slaughter, Building Services Technician.

For all of these reasons, Georgetown Village continues to thrive. We can and need to improve, and evolve to meet current and future challenges, and we would benefit from greater active participation by our homeowners. But, on the whole, I think we can all take great pride in our community.



COMMUNITY CALENDAR

September Activities

02 Swim Club Closes for Season	6:00 p.m.
10 Board of Directors Meeting	7:30 p.m.
17 Landscape Committee Meeting	7:30 p.m.

October Activities

10 Board of Directors Meeting	7:30 p.m.
14 Columbus Day	On-Site Office Closed
15 Landscape Committee Meeting	7:30 p.m.

November Activities

11 Veterans Day Observed	On-Site Office Closed
12 Board of Directors Meeting	7:30 p.m.
19 Landscape Committee Meeting	7:30 p.m.
27 On-Site Office Closes	1:00 p.m.
28 Thanksgiving	On-Site Office Closed
29 Thanksgiving Holiday	On-Site Office Closed

December Activities

05 Special Board of Directors/Budget & Finance Committee Meeting	7:30 p.m.
10 Board of Directors Meeting	7:30 p.m.
15 GVC Courier Newsletter Deadline	4:30 p.m.
24 On-Site Office Closes	1:00 p.m.
25 Christmas	On-Site Office Closed
31 On-Site Office Closes	1:00 p.m.

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.

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.

Telephone Number ~ Email Changed?

Has your email, home, cell or office
telephone number changed?

Please call or email
the Management Office with your
updated information.

IN-UNIT AND EMERGENCY SERVICE PROGRAMS

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 on hand to 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 our In-Unit Service Program find the program to be convenient and our staff courteous and reliable.

The service is available Monday through Friday, 8:30 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 ¼ hour basis. Some services have a Flat Rate Charge, which includes labor, parts, and materials. Flat Rate Charge services include replacing kitchen light bulbs, re-keying unit entrance door locks, replacing mail box locks and replacing balcony or patio door rollers. The rates are available from the Management Office and on the GVC website.

Emergency Services are available for fire, water leaks and health and safety incidents. However, there is a \$180.00 minimum charge for this after-hours service.

Lockout Service is available during non-business hours for a fee of \$85.00. When the Management Office is open, there is no charge to borrow a key if you are locked out.

If you have a household emergency or are locked out during non-business hours, call 301-770-5264. The answering service will relay your call to our "on-call" personnel, who will return your call and determine the appropriate action.

* * * * *

PLANNING A PARTY?

Our Community Room is available to rent for that special occasion.

Reservations for weddings, receptions, baby showers, Bar Mitzvahs, birthdays, anniversaries, or any other event, are now being accepted. This room is a medium-sized space (occupancy limited to 70 persons) with two outdoor balconies, a kitchen, and restrooms. Large wide-screen television and audio center, folding chairs, round and banquet tables are available for your use. Contact the Management Office for details.

CEASE THE GREASE

Georgetown Village Condominium has a sewer line maintenance program. Despite our best efforts, however, sewage backups occur - most often the result of grease blockages in your sewer pipes and the main lines. To prevent these blockages, we need your help. Grease is often the byproduct of cooking: meat fats, oils, shortening, butter, margarine, food scraps, baking goods, sauces, and dairy products. When these foods are washed down the sink, with or without using a garbage disposal, the grease sticks to the inside of your household's drain pipes and the main sewer pipes of your building. Gradually, the build-up may block the entire sewer line, causing stoppages. Garbage disposals do not protect our plumbing system from grease. De-greasing products, such as detergents that claim to dissolve grease, may simply pass it down the line to cause problems elsewhere.

- Pour cooled grease into cans with a lid and dispose of in the trash.
- Never pour grease down sinks or toilets.
- Scrape grease and food scraps into the trash.
- Dispose of paper towels, feminine products and diapers in the trash - never down the toilet.

Spread the word! Help yourself, your neighbor and the environment.

* * * * *



Resale units are in high demand and at top dollar! In addition to considering a realtor for your needs (check the Realtor's advertisements in our newsletter when making your selection), be sure to take advantage of the opportunity the Management Office affords you to post your sale or rental on the board outside the office.

There is no charge for this service and it is a valuable tool.

In addition, if the Office is made aware of units on the market, they can share this information with the people who regularly stop by or telephone to inquire about availability.



FALLEN LEAVES MAY BE DANGEROUS

Did you know that when you park over accumulated dry leaves your car may be in danger of catching fire?

When you drive your car, the catalytic converter achieves an extremely high temperature,

which it retains for quite a while after you turn off the engine. If you park over dry leaves, the extreme heat can ignite the leaves, and they, in turn, can set your car on fire.

So, be careful where you park, especially at this time of year when fallen dry leaves pose a hazard in so many places.



DO YOU HAVE DEAD PLANTS?

Do you have dead flowers or plants on your patio or balcony that have not been removed? If so, 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 Management Office (301-770-5264) for assistance.

Thank you for helping to keep our community looking its best.



HANDYMAN TIPS FOR HOMEOWNERS



- To hammer a nail in a safe manner, hold the nail in the desired position with a bobby pin or comb and you won't hit your fingers if you miss.
- To tighten loose knobs on furniture, unscrew the knob and coat the screw with clear fingernail polish or shellac. Reattach the knob and let the polish harden.
- To keep the blades of your garbage disposal clean, occasionally put an ice cube in it. To keep your disposal smelling fresh, put a citrus rind in it.
- To avoid a fire in your dryer, keep the lint trap and door of dryer free of lint.
- To help maintain an efficient and safe heating system, change the air-handler filter once a month during the winter.

CURB THAT DOG

With cold weather upon us, we find ourselves sticking close to the home front, and we may tend to become a little lazy concerning our dogs. Sure, we may be tempted to just step out the front door and let the pup attend to his affairs, but remember the rules concerning his relief. Residents are responsible for the immediate removal and proper disposal of animal waste on all portions of the common elements. Have a little courtesy for your area and your neighbors. Not everyone has a dog, and no one enjoys stepping into a surprise first thing in the morning--or any time of day!



SMOKING/ODORS IN COMMON AREAS

It has been noted there is a strong vaping odor emitting into the common areas and from time to time into other units in a few of our buildings. In consideration of neighbors, and due to documented health risks caused by second-hand smoke, ***smoking of any lighted product in the common areas inside buildings*** (e.g., hallways, stairs, storage and/or trash rooms) ***is strictly prohibited***.

Residents are requested to limit, to the extent possible, noxious fumes, gases, or other materials, such as cooking smells, tobacco smoke, and other substances that would irritate, cause undue disturbance, cause illness to persons, or to impact the common areas inside or outside of buildings.



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.

Issues for Board Consideration

If you have attended a GVC Board Meeting anytime in the recent past, you will remember that time is provided at the beginning of each meeting for the "Homeowners Open Forum." This is an opportunity for attendees to ask general questions and/or obtain updates on GVC issues of interest to them.

To make this period of time most beneficial to all who attend the Board Meeting, here are a couple of suggestions.

First, if the issue relates solely to your unit or building, contact the Management Office first to see if it can be resolved without the need to take time at the Board Meeting. Often this is an easier and quicker way of resolving such issues.

Second, if you have an issue or request to bring to the Board that requires its approval, such issues generally cannot be resolved and a vote taken unless they are presented to the Board in advance of the meeting. Frequently, issues or requests require the Board to obtain background information before a decision can be rendered. Also, presenting the issue at the "last minute" does not allow Board members ample opportunity to consider the issue.

Therefore, persons wishing to bring a request to the attention of the Board must provide a written summary of the request, and deliver it to the Management Office, at least one week in advance of a scheduled meeting. Every attempt will be made to obtain any needed information so that a full discussion can take place at the next upcoming meeting. Any requests not received by that deadline will be carried over to the following meeting.



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.



The staff recently removed from these racks bicycles that were not locked or were damaged and not repairable to provide room for others to use. Notices were posted on the tack strips in all buildings to remind you to secure your bike.

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

BUG SQUAD

Georgetown Village Condominium maintains a contract with an extermination company for your convenience. This service is provided at no additional cost to the unit owner.



The company services the Georgetown Village community every Thursday. To arrange for this service, call the Management Office one or two days before the Thursday you desire service.



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**

TOY DONATION DRIVE

2019 CAMPAIGN

Monday December 2 - Monday December 16

Again this year, we will participate in a children's toy donation drive. The toy donation drive has always been a huge success. This is possible because of the generosity of our homeowners and residents: the kindhearted people of Georgetown Village Condominium.

This year we will work with Montgomery County Public School System to deliver our overflowing boxes to a local elementary school that would be in need.

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

9TH ANNUAL FOOD DRIVE

FOR MANNA FOOD CENTER

Fighting hunger & feeding hope

in Montgomery County!

Friday, November 1 -Wednesday, November 27, 2019

Our goal is to collect 304 pounds of non-perishable food to stock the shelves of the food center. Last year we again surpassed our goal by delivering **over 600 pounds of food** to the Manna Food Center.



BOARD OF DIRECTORS MEETING HIGHLIGHTS

Highlights from the June 11, 2019

- The Board approved a proposal from Greenlink, Inc., for the removal of two Red Cedars and the pruning of Skip Laurels between 11309 Commonwealth Drive and 11315 Commonwealth Drive.
- The Board approved the reinvestment of two certificates of deposit, one in the Replacement Reserve account and one in the Unappropriated Members Equity account.

Highlights from the July 09, 2019

- The Board voted to accept the final Independent Auditor's Report for FY 2019, submitted by the Goldklang Group.
- The Board voted to accept the Proposal for Audit and Tax Services and Engagement Letter submitted by the Goldklang Group, for audits of the FY 2020 and FY 2021 financial records.
- The Board approved a proposal from Greenlink, Inc., for plantings in front of 5811 Edson Lane.
- The Board approved a proposal from Greenlink, Inc., for plantings in front of 11301 Commonwealth Drive.
- The Board approved a proposal from Greenlink, Inc., for plantings in front of 5801 Edson Lane.
- The Board approved a proposal from Greenlink, Inc., regrading the swale behind 11409 Commonwealth Drive

Highlights from the August 13, 2019

- The Board approved the Additional Premises/Equipment/Services Rider from ADT/Protection1, to provide Door King IM remote programming services for 19 buildings.
- The Board approved a proposal from Greenlink, Inc., for connecting two existing downspouts at the Management Office to a PVC pipe and burying it under the sidewalk.

- The Board approved a proposal from Greenlink, Inc., for cleaning out the storm drain outlets at 11305, 11319 and 11323 creating a swale, and replacing the stones.
- The Board approved a proposal from Greenlink, Inc., for replacement of wood chips at the Tot Lot.
- The Board approved a proposal from Greenlink, Inc., for Phase 8 tree pruning (Commonwealth Dr.).
- The Board approved amendments to Administrative Resolution 95-01 ("Disclosure of Information in the Books and Records of the Association") and a new Document Request Form.

* * * * *

LITTLE FREE LIBRARY

We have a Little Free Library located in the recreational area next to the sidewalk near the tennis courts.

"Little Free Libraries is a movement, founded in 2009 in Hudson, Wisconsin, that is designed to foster a love of reading and sense of community with each little library. Within each uniquely constructed and decorated box are books that are free to share and appropriate for all ages. There are now more than 88,000 of these book-sharing boxes around the world."

Quote is from Common Ground, July August 2019.

* * * * *

TRASH AND RECYCLING REMINDER



Recycling materials are picked up on Mondays and Thursdays. Trash is collected every day, except on Sunday or a Federal Holiday. To keep the trash rooms manageable over the weekend, please place as much trash as possible in the cans on Friday night for early Saturday morning pick-up.





Mark Goldberg

Top 1% of Agents Nationwide

Office: 301.770.9394

Cell: 301.351.7200

mark@golberghomes.com

www.golberghomes.com

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

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

Mark

- Dedicated Georgetown Village Specialist
- Consistently selling **your** 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!**

"The time, depth and quality of advice and hands-on effort you provided throughout the major task of readying our home prior to putting it on the market went WAY beyond our expectations. We got FAR MORE than just a Realtor when we hired you!" - Judy & Norman N.

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

Real Estate Hot Line

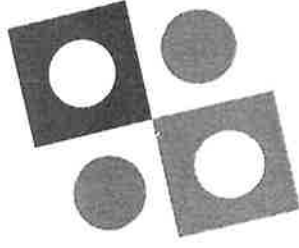
Know what's happening in
your area when looking to
buy or sell.

Sue Hayes

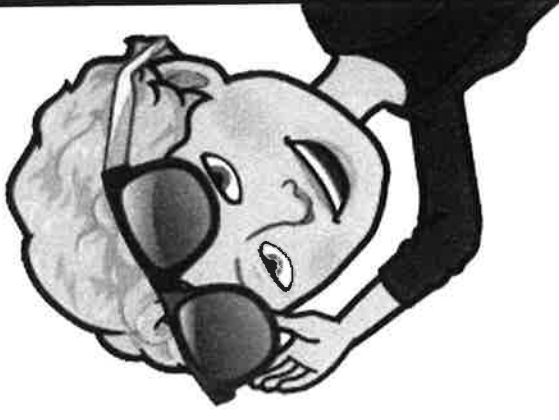
Real Estate Sales & Marketing
Serving the DVM since 1983

301-602-9992

Pivot123.com



Pivot
It's Your Move



KELLERWILLIAMS®
CAPITAL PROPERTIES

20 W Gude Drive
20850



HOW MUCH ARE YOU SPENDING ON RENT?



Would your money be better spent on buying?

The amount of money you're paying in rent could be better spent investing in a home. With the benefits of homebuying and the money you're paying, you could be funding your forever home. Take a look at what you may be spending.

RENT	5 YEARS	10 YEARS	15 YEARS	25 YEARS	30 YEARS
\$1,000	\$60,000	\$120,000	\$180,000	\$300,000	\$360,000
\$1,500	\$90,000	\$180,000	\$270,000	\$450,000	\$540,000
\$2,500	\$150,000	\$300,000	\$450,000	\$750,000	\$900,000
\$3,000	\$180,000	\$360,000	\$540,000	\$900,000	\$1,080,000

Rent

- No interest payment deductions*
- Rental amount may increase at any time
- Landlord approval needed for any changes
- No capitalization; your money disappears*

*Consult your tax professional.

Buy

- Deductions for mortgage interest paid*
- Mortgage payments could be fixed
- Make changes without prior approval
- Property value may increase over time



Michelle Mathews-Kalinock
BRANCH MANAGER

NMLS#: 195916

direct: (443) 223-6593

cell: (443) 223-6593

michelle.mathews@movement.com

www.movement.com/michelle.mathews



Susan Hayes
REALTOR

direct: 301-251-1221 | cell: 3016029992

susanhayes@kw.com

20 W Gude Drive, 200

Rockville, MD 20850



MOVEMENTMORTGAGE

20 W Gude Drive Suite 200, Rockville, MD 20850 | www.movement.com

MD-3461, VA-MLO-21222VA, DC-MLO195916, DE-MLO-195916, PA-48570 | Movement Mortgage, LLC supports Equal Housing Opportunity. NMLS ID# 39179 (www.nmlsconsumeraccess.org) | 877-314-1499. Movement Mortgage, LLC is licensed by . D.C. # MLB39179, DE # 012644, MD # 19094, PA # 34374, VA # MC-5112. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits. "Movement Mortgage" is a registered trademark of the Movement Mortgage, LLC, a Delaware limited liability company. 8024 Calvin Hall Rd, Indian Land, SC 29707.

PID 6446f | Content Approved as of 11/2018