

Georgetown Village

COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

February ~ March ~ April 2022

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By Edward E. Reich



I am happy that we are now continuing our return to normalcy by resuming publication of the Georgetown Village "Courier". What a strange and difficult couple of years it has been. GVC has had to deal with many challenges, and I am pleased to say that we have navigated through the challenges quite well. I hope we are finally coming to an end of this miserable Covid-19 nightmare.

I hope you all are well. I think virtually all of us have been touched in some way, but at least I'm not aware of any deaths in our community due to the virus.

We are not yet fully back to normal, but we are close. Our Management Office is operating normally under the direction of our General Manager, Thom German, and our new Administrative Assistant, Wendy Lin. We are very happy to welcome Wendy to our staff.

The Board is now at full strength, with the appointment of Mike Frank to the Board. You should soon be receiving a letter from the Election Committee soliciting nominations for the three Board positions that will be voted on at the 2022 Annual Meeting, on May 10, 2022. Self-nominations for the Board positions are welcome.

As of now, we are hoping and planning to hold the Annual Meeting in person rather than virtually, though we will obviously reassess that decision if circumstances warrant. We are also exploring the possibility of allowing, as an option, electronic voting in this year's election.

By now you will have seen the proposed FY 2023 budget, and possibly even the final budget. Clearly the budget is greatly affected by the rampant inflation that is affecting

all of us in our personal lives. It is also, as I previously explained, affected by the necessity of switching trash removal contractors to allow us to maintain our current level of trash and recycling removal services.

Last summer, we enjoyed a wonderful swimming pool season. Our new swimming pool management contractor did a great job. Also, revenue from memberships from townhouse residents and guest fees greatly exceeded expectations. We have no reason to expect anything less this summer.

The various lockdowns, restrictions, and mask requirements made it very difficult to rent out our beautiful Community Room as we normally do, with a concomitant loss of revenue. But with the end of those restrictions on the near horizon, hopefully the situation will change.

I want to personally, and on behalf of the Board, thank you for your understanding, and your diligence in complying with all the Covid-related restrictions during this extraordinary time.

Please continue to take care, and let's all look forward to a glorious spring at Georgetown Village Condominium.



COMMUNITY CALENDAR

February Activities

04 Call for Board Directors Nominations	
08 Board of Directors Meeting	7:00 p.m.
10 Resident Information Update Mailing	4:30 p.m.
15 Landscape Committee Meeting	7:30 p.m.
21 President's Day	Management Office Closed
Special Board of Directors Meeting	7:30 p.m.

March Activities

04 Board of Directors Nominations Deadline	4:30 p.m.
08 Board of Directors Meeting	7:30 p.m.
15 Landscape Committee Meeting	7:30 p.m.

April Activities

01 Annual Meeting Notice Mailing	4:30 p.m.
12 Board of Directors Meeting	7:30 p.m.
15 <i>GVCourier</i> Newsletter Deadline	4:30 p.m.
19 Landscape Committee Meeting	7:30 p.m.

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

Contact Information Changed?

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

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	Milton D. Frank

COMMITTEE CHAIRS

Budget & Finance	Mark E. McArdle
Landscape	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod
Election	Edythe L. Bishop

Georgetown Village Condominium
Management Office
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Telephone: 301-770-5264 ● Fax: 301-881-6508
Email: GVC-Office@Georgetownvillage.org
Business Hours: Monday through Friday
8:00 a.m. to 4:00 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

NEW BOARD MEMBER

Please welcome Mr. Milton D. Frank (Mike) to the Board of Directors. Mike will serve out the currently vacant Director term, which expires in May 2022.



BOARD OF DIRECTORS MEETING HIGHLIGHTS

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

Highlights from the August 10, 2021

- ◆ The Board approved the proposal from Maryland Elevator Services, Inc. for repair of the elevator in the Community Building.
- ◆ The Board voted to reinvest funds in the Replacement Reserve account
- ◆ The Board accepted the final Independent Auditor's Report for FY 2021, submitted by the Goldklang Group.
- ◆ The Board accepted the Engagement Letter submitted by the Goldklang Group for audits of the FY 2022 and 2023 financial records, and for preparation of federal and state tax returns.

Highlights from the September 14, 2021

- ◆ The Board voted to exercise the 7-day option for the 2022 swimming pool season in the contract with High Sierra.
- ◆ The Board voted to make additional deposits into Replacement Reserves.
- ◆ The Board approved a proposal from Greenlink, Inc., for replacement plantings.

Highlights from the October 12, 2021

- ◆ The Board approved a proposal from Hann and Hann for touch-up painting of front and rear stairwells in the 19 residential buildings
- ◆ The Board approved reinvestment of funds in certificates of deposit in the Replacement Reserve account.
- ◆ The Board approved a proposal from Greenlink, Inc., for replacement plants at 5801 Edson Lane.
- ◆ The Board approved a proposal from Greenlink, Inc., for replacement plants at 5811 Edson Lane.
- ◆ The Board approved a proposal from Greenlink, Inc., for four replacement yews in the Community Center bed.
- ◆ The Board approved a proposal from Greenlink, Inc., for 20 Boxwood shrubs along the entry sidewalk at 5817 Edson Lane.

- ◆ The Board approved a proposal from Greenlink, Inc., for 150 new Ivy plugs in the bed at 5817 Edson Lane.
- ◆ The Board approved a proposal from Greenlink, Inc., for replacement of 2 dead Repanden, and the addition of 950 Periwinkle plugs under the Zelkova trees, in the Nicholson Lane median strip.

Highlights from the November 09, 2021

- ◆ The Board approved the staff dental plan with Dominion National effective on January 1, 2022.
- ◆ The Board approved a proposal from Greenlink, Inc. for tree removals.
- ◆ The Board approved a proposal from Greenlink, Inc. for tree pruning.

Highlights from the December 14, 2021

- ◆ The Board appointed Mr. Mike Frank to the Board of Directors to serve in the previously vacant position until the next Board election in May 2022.
- ◆ The Board ratified its previous emergency approval of the contract with TRIPLE-R for refuse and recycling removal, effective January 1, 2022.
- ◆ The Board approved the reinvestment of funds in the Replacement Reserves and Unappropriated Members Equity accounts.

Highlights from the January 11, 2022

- ◆ The Board is very pleased to announce that Wendy Lin has joined the GVC staff as the Administrative Assistant, working with Thom German, GVC's General Manager, in the Management Office. We are happy to welcome Wendy to our staff.
- ◆ The Board appointed Ms. Edythe Bishop as Chair of the 2022 Election Committee, and additional members of the Committee, to conduct the 2022 Board of Directors election.
- ◆ The Board approved sending the proposed FY 2023 Budget to homeowners for review and comment in accordance with the GVC Bylaws and the Maryland Condominium Act. The Board will take comments at a Special Open Forum at 7:00 p.m. on February 8, 2022, Board Meeting, or in writing. The FY 2023 Budget will become effective on April 1, 2022.

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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

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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 4:00 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 Management 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 5801 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. The Association assumes no responsibility for bicycles stored on these racks.

By Friday, May 6, staff 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.

ELECTION COMMITTEE

ANNUAL MEETING

Save this date: May 10, 2022

The Annual Meeting of the Georgetown Village Condominium will be held in our Community Center on Tuesday, May 10th 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 L. Elrod, Mark E. McArdle and Milton D. Frank expire, and it will be necessary to elect three members to the Board of Directors to serve two-year terms.

On April 1st 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.

At present, we plan to hold a social event on Tuesday May 10th at 6:00 p.m. in the Community Center for the hour prior to the Annual Meeting. This informal gathering will provide homeowners with an opportunity to talk with the candidates. While we are optimistic that we will be able to hold the social event, that decision will be reconsidered if circumstances warrant.

Any changes to this plan will be posted in each building and on the web site.

The election will be held at the Annual Meeting on May 10th, 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 1st and return them to the Management Office as soon as you can.

12TH ANNUAL FOOD DRIVE

The twelfth annual food drive for the Manna Food Center was held during November and was a success! We delivered over 200 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 four 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 marked 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 a 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 with signs: "No Parking - Snow Area - Subject to Tow", 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.

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THE STATE OF REAL ESTATE

By Thom German and Wendy Lin

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, 2020, (9) nine units were sold. In 2021 (10) ten 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 2020	2020 Selling Price	Settled in 2021	2021 Selling Price
1 Bedroom / 1 Bath (Berkshire)	845 sq. ft.	0	N/A	1	292,000
1 Bedroom / Den / 1 Bath (Avon)	1104 sq. ft.	1	\$340,000	0	N/A
1 Bedroom / Den / 1 Bath (Avon II)	1104 sq. ft.	0	N/A	1	\$350,000
2 Bedroom / 1 Bath (Kendal)	1156 sq. ft.	0	N/A	0	N/A
2 Bedroom / 1 Bath (Newport)	1100 sq. ft.	0	N/A	0	N/A
2 Bedroom / 1 Bath	1125 sq. ft.	0	N/A	0	N/A
2 Bedroom / 2 Bath (Essex)	1206 sq. ft.	2	\$430,000 - \$439,000	0	N/A
2 Bedroom / 2 Bath (Hampshire)	1259 sq. ft.	2	\$405,000 - \$420,500	0	N/A
2 Bedroom / 2 Bath (Windsor)	1281 sq. ft.	0	N/A	2	\$405,900 - \$435,000
2 Bedroom / 2 Bath (Kent)	1267 sq. ft.	1	\$417,500 -	1	\$413,600
2 Bedroom / Den / 2 Bath (Lancashire)	1423 sq. ft.	2	\$423,000- \$469,000	2	\$430,000 - \$432,500
3 Bedroom / 2 Bath (Cheshire)	1473 sq. ft.	1	\$483,000	1	\$495,000
3 Bedroom / 2 Bath	1450 sq. ft.	0	N/A	0	N/A

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 range from \$1,550 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 4:00 pm), go to the 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.

AVOID A LATE FEE—pay by Direct Debit!!

For various reasons, deliveries by the US Postal Service recently have been slow or delayed. For those of you mail your monthly condo fees to Arizona, please be aware that the 15th of the month is the absolute latest a payment can be received in order to be credited without a late fee. Please note that the Board will not consider any waivers of late fees for payments mailed and received after the 15th.

To avoid any such mishaps, you are strongly encouraged to enroll in the Direct Debit Program, which automatically debits your designated account by the third business day of the month. No more worrying about late fees on your condo payments!

To enroll in the Direct Debit Program, contact the Management Office to obtain the authorization form. Or go to the Homeowners page on the GVC website (www.georgetownvillage.org) to download the form yourself.

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*



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