

Georgetown Village

COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

Special Edition - June 2022

Visit us at www.georgetownvillage.org

Reports from the Board of Directors President and Committee Chairs were presented at the Annual Meeting on May 10. For those who were unable to attend this year's meeting, the reports are re-printed here.

PRESIDENT'S REPORT

By Edward E. Reich

I write this Annual Report with a sense of positivity and optimism, and a feeling that we have returned to normal at last. I know the future of the pandemic is still a bit uncertain, but I can't help but believe that we have made it through the worst, and the future is bright.

Last year was, on the whole, a good year, and we can look forward to that continuing in the year to come.

The year that just ended did present some challenges, a number of which I discussed in my messages to you over the past year.

The biggest challenge was dealing with trash and recycling removal. As I explained in my December 2, 2021 letter to you, the trash removal company that we had used for years changed their business model and indicated that they would no longer take trash and recycling from within our trash rooms. They suggested putting trash dumpsters around the property instead.

We found that alternative unacceptable for numerous reasons, including inconvenience to our residents, health and safety, and aesthetics. After much effort, we found a contractor who would be willing to collect the trash and recycling from our trash rooms, albeit at a significantly higher cost. So far, we are very pleased with the service we are getting from our new contractor, and we have had very positive feedback from our residents.

Another challenge was how to manage the swimming pool last summer, in an environment of constantly changing covid-related County rules. By the time the pool opened on Memorial Day weekend, things had

evolved to where we could operate very close to normally. We arranged for extra daily cleaning of the bathhouse and tables, and this greatly enhanced the experience for our pool users. Although not mandated this year, we intend to continue the extra cleaning this summer as well.

In addition, we changed the method for handling guest passes, and we required covid waivers from all pool users. We had an extremely successful pool season with above-normal paid memberships from townhouse residents (an important source of revenue) and record income. We intend to follow the same practices this year, though without the waivers.

This year, we instituted opt-in voting for our Board of Directors election. Based on my personal experience and comments from others, I think this is definitely the way to go. We had a modest number of homeowners opt in this year, not surprising for the first year, but I expect that number to grow substantially in future years. I expect it will soon become the norm, though paper ballots will always remain an alternative for those who prefer them.

Over the past two years, a major focus of my personal attention has been the issue of the athletic facilities at the new Charles W. Woodward High School being built across Edson Lane, where most recently the Tilden Middle School stood. We formed a coalition of five communities along Edson Lane to advocate for our interests. We never questioned the need for the school. And we recognize that schools inevitably bring a certain amount of noise, light intrusion, and traffic, though we will work to mitigate those adverse effects.

Continued page 2

Continued from page 1

Our primary objective was to save the Edson Lane Forest across the road from our community. We believe the Forest is essential to the character and environmental health of the neighborhood. The original plans called for effectively destroying the Forest to make room for a new football stadium. With considerable work, and outreach to the School Board, County Council, and County Executive, and against long odds, we were successful. At its April 7, 2022 meeting, the Montgomery County Board of Education adopted a preliminary plan that relocated the stadium to the southern portion of the site, thus sparing the Forest from all but minimal intrusion.

Finally, as to our finances, despite impacts of the pandemic and rising inflation, our overall financial condition remains strong.

Our cash flow, and thus our ability to operate normally, remains excellent. Our Replacement Reserves remain fully funded. As to delinquencies, our delinquencies are very low and well-controlled. A delinquency level not exceeding 3.00% of annual assessments is considered excellent. As of the end of FY 2022, our delinquency rate was an amazingly low 0.04% of annual assessments, a real credit to our homeowners.

In closing, I would be remiss if I did not recognize the dedication and hard work of our staff. This includes our General Manager, Thom German, who carried the full burden of the Management Office by himself for much of the year, and Wendy Lin, our new Administrative Assistant, who has already proven to be invaluable in the first few months she has been with us. It also includes our expert Maintenance Technicians, Francisco Moran and Cristian Roque-Montano, and our excellent Building Technician, William Slaughter.

I think we can all be proud of the community we have built together here at Georgetown Village Condominium. I eagerly look forward to enjoying the upcoming year in this beautiful community of ours.

COMMUNITY CALENDAR

July Activities

4 Independence Holiday	Management Office Closed
12 Board of Directors Meeting	7:30 p.m.
19 Landscape Committee Meeting	7:30 p.m.

August Activities

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

September Activities

06 Labor Day	Management Office Closed
Swim Club Closes for season	6:00 p.m.
13 Board of Directors Meeting	7:30 p.m.
20 Landscape Committee Meeting	7:30 p.m.

**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 any of these acts of crime.

Georgetown Village Condominium

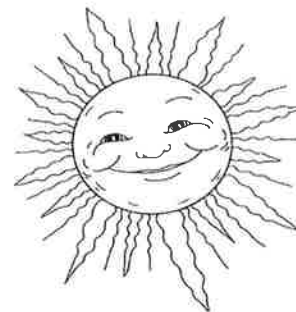
~ Staff ~

Thomas W. German
Wendy Lin

General Manager
Administrative Assistant

Francisco A. Moran
Cristian E. Roque-Montano
William Slaughter

Maintenance Technician
Maintenance Technician
Building Services



REPORT OF THE TREASURER
to the 2022 ANNUAL MEETING



By Mark E. McArdle, Treasurer

The fiscal health of our community is strong. Our replacement reserves are fully funded, with a balance of over \$2.1 million as April 15th, 28% higher than last April (when this report was given last) as our accounts gradually accrued interest and contributions and we had very few major expenses. Our Unappropriated Members Equity (UME) account is at \$181,460, approximately 6% lower than last year because we transferred excess cash to the reserve account.

Account	CDs	Cash	Total Acct. Value	Change in Value since 4/15/2021
Replacement Reserves - 0197	\$2,155,409.00	\$99,020.00	\$2,254,429.00	27.7%
Capital Improvement/ Unappropriated Members' Equity - 0207	\$147,880.50	\$33,579.12	\$181,459.62	-6.1%

One thing we closely monitor is the cash level of our accounts, ensuring we have an adequate level to meet all of our current expenses, but maximizing the amount we have invested in CDs. This provides income to the community, currently estimated at just over \$35,000 a year. This amount helps offset the amount we need to raise through assessments. Our highest interest rate CD is 3.5% (purchased in 2018) and our lowest rate is 0.3% (purchased last year). We earn virtually no interest from our cash account. After declining for the last several years, interest rates are slowly rebounding this year. We stagger the maturity dates of CDs so we have a regular flow of CDs maturing each year. Our current CD holdings as of the end of the fiscal year are listed below (in order of when they mature).

Guiding the fiscal health of our community is our Budget and Finance Committee. This committee meets at least twice a year—once in the summer to go over the annual audit, and once in the late fall to review and provide input to the next year’s budget (and resulting condominium fees). I encourage all those who are interested in the financial health of our community to become involved.

Continued on page 4

Continued from page 3

REPLACEMENT RESERVES HOLDINGS

Name	Market Value (\$)	Maturity Date	Est. Annual Income (\$)
AMERICAN EXPRESS FED SVGS BK INSTL CTF DEP CPN: 2.400%	50,131.50	2022/05/31	600.00
CAPITAL ONE BK US GLEN ALLEN VA CD CPN: 2.350%	50,181.00	2022/06/20	588.00
ALLY BK MIDVALE U MIDVALE UT CD CPN: 1.850%	50,238.50	2022/09/19	463.00
CAPITAL ONE BANK GLEN ALLEN VACD CPN: 2.400%	100,869.00	2022/11/22	2,400.00
BANK BARODA NEW YORK BRH CD CPN: 3.350%	50,817.50	2022/12/28	1,675.00
MS BANK CD SALT LAKE CITY UT CD CPN: 2.650%	50,595.50	2023/01/25	1,325.00
SALLIE MAE BK CD SALT LAKE CITY UT CD CPN: 2.800%	50,669.50	2023/02/28	1,400.00
bmw SALT LAKE CITY UT CD CPN: 0.200%	49,373.00	2023/04/17	150.00
SALLIE MAE BK CD SALT LAKE CITY UT CD CPN: 3.300%	50,985.00	2023/06/20	1,650.00
MS BANK CD SALT LAKE CITY UT CD CPN: 3.300%	51,030.00	2023/08/30	1,650.00
DISCOVER BK GREENWOOD DEL CD CPN: 3.350%	51,066.50	2023/10/17	1,675.00
MORGANSTANLEY SALT LAKE CITY UT CD CPN: 1.850%	49,943.00	2023/10/24	925.00
BANK BARODA NEW YORK BRH CD CPN: 3.500%	51,179.00	2023/12/28	1,750.00
bmw SALT LAKE CITY UT CD CPN: 0.450%	96,864.00	2024/02/13	450.00
bmw SALT LAKE CITY UT CD CPN: 0.300%	48,001.50	2024/04/16	150.00
MORGAN STANLEY PRIVATE BK NATLASSN PUR N Y CD CPN: 2.750%	50,381.50	2024/05/02	1,375.00
bmw SALT LAKE CITY UT CD CPN: 0.500%	47,863.00	2024/07/23	250.00
Synchrony DRAPER UT CD CPN: 0.650%	47,750.00	2024/10/15	325.00
SALLIE MAE BK CD SALT LAKE CITY UT CD CPN: 1.900%	49,241.50	2024/10/23	950.00
FIRST STATE BK Carthage TX CD CPN: 0.300%	47,394.50	2024/10/28	150.00
MS PRIVATE BK CD PURCHASE NY CD CPN: 1.950%	49,194.00	2024/12/19	975.00
TEXAS EXCHANGE CROWLEY TX CD CPN: 0.600%	46,979.50	2025/04/23	300.00

Name	Market Value (\$)	Maturity Date	Est. Annual Income (\$)
STATE BANK IND NEW YORK CITY NY CD CPN: 1.050%	71,306.25	2025/06/10	788.00
GOLDMAN SACHS NEW YORK NY CD CPN: 0.600%	46,621.50	2025/07/28	300.00
TOYOTA FINL SVGS HENDERSON NV CD CPN: 0.750%	70,443.75	2025/07/28	563.00
GOLDMAN SACHS NEW YORK NY CD CPN: 0.800%	70,479.75	2025/08/18	600.00
TEXAS EXCHANGE CROWLEY TX CD CPN: 0.900% Due : 10/3/2025	70,540.50	2025/10/03	675.00
GOLDMAN SACHS NEW YORK NY CD CPN: 0.750%	46,750.50	2025/10/20	375.00
STATE BANK IND NEW YORK CITY NY CD CPN: 1.150%	70,900.50	2025/12/30	863.00
UNITED STATES TREASURY NOTE CPN: 2.500%	99,020.00	2026/02/28	2,500.00
TEXAS EXCHANGE CROWLEY TX CD CPN: 0.750%	46,251.50	2026/04/23	375.00
SALLIE MAE BAN SALT LAKE CITY UT CD CPN: 1.000%	46,516.00	2026/07/21	500.00
GOLDMAN SACHS NEW YORK NY CD CPN: 1.000%	69,666.00	2026/08/18	750.00
TOYOTA FINL SVGS HENDERSON NV CD CPN: 1.050%	46,390.00	2026/10/21	525.00
CAPITAL ONE NATL ASSN MCLEAN VA CD CPN: 1.100%	92,860.00	2026/11/17	1,100.00
TOYOTA FINL SVGS HENDERSON NV CD CPN: 1.300%	70,166.25	2026/12/22	975.00
BEAL BANK SSB PLANO TX CD CPN: 1.850%	95,768.00	2027/02/17	1,850.00
TOYOTA FINL SVGS HENDERSON NV CD CPN: 2.850%	50,000.00	2027/04/22	1,425.00
BANK DEPOSIT PROGRAM MORGAN STANLEY PRIVATE BANK NA	\$99,020.00	-	11.28
TOTAL	\$2,155,409.00		\$35,357.22

UNAPPROPRIATED MEMBERS EQUITY HOLDINGS

Name	Market Value (\$)	Maturity Date	Est. Annual Income (\$)
GOLDMAN SACHS NEW YORK NY CD CPN: 0.100%	49,997.50	2022/04/21	50.00
bmw SALT LAKE CITY UT CD CPN: 0.250%	49,086.00	2023/07/24	125.00
STATE BANK IND NEW YORK CITY NY CD CPN: 0.650%	48,797.00	2023/12/29	325.00
BANK DEPOSIT PROGRAM MORGAN STANLEY PRIVATE BANK NA	81,498.62	-	3.27
TOTAL	\$181,459.62		\$503.36

**REPORT OF THE SECURITY, SAFETY AND
TRANSPORTATION COMMITTEE TO THE 2022
ANNUAL MEETING**

By Merry L. Elrod, Chair

**Members of the Committee are: Merry Elrod, Chair;
Phyllis Schaeffer; and Carol Beasley**

Below are highlights of some of the issues, initiatives, and accomplishments the SST Committee has been involved in from May 2021 to May 2022.

Security/Security Incidents/Safety Hazards: Monitored the property, identified potential security concerns/hazards/incidents, notified the Management Office, and followed up to ensure that appropriate action was taken to correct/resolve the security concerns/hazards. Requested that residents notify the Management Office in the event of any security incidents so that security alerts, if necessary, could be posted on the tack strips and e-mailed through the GVC e-mail Alert System to keep the community informed.

Some of the security concerns/hazards/incidents/violations involved residents dropping food from a balcony that landed on a T-level patio, a resident using a fire pit, string lights on balconies, bicycle(s) and other items stored on patios, door mats in hallways, expired vehicle tags, residents not wearing a face covering while in the common areas of the building, trash and recycling issues, etc. Reminder notices were sent to the appropriate residents and/or posted on building tack strips, as appropriate.

Holiday decoration rule reminders and Christmas tree disposal reminders were posted on the building tack strips. Snow do's and don'ts and parking restriction notices were posted in preparation for the winter storm watches issued by the National Weather Service.

COVID-19. Several management and maintenance services changes were made due to COVID-19. The Management Office was closed to residents, but was fully staffed during regular business hours. Residents were asked to contact the Management Office by e-mail

or by phone. The Management Office eventually reopened. The In-Unit-Service Program was suspended and eventually resumed by appointment only. During the suspension, staff continued to respond to Emergency Maintenance Service requests and required maintenance on the common areas of the property.

Notices were posted on the building tack strips reminding residents to protect one another from COVID-19 by wearing a face covering and maintaining physical distance (6 feet) while in the common areas of the buildings. This was a Montgomery County law. Notices were also posted on the outside of the trash room doors, on the inside of the T-level doors, the inside of the doors on the 1st, 2nd and 3rd floors and on the glass on the side of the front and rear building doors. The notices also identified where the common areas of the buildings were located. An e-mail alert was sent to residents reminding them to wear a face covering and maintain physical distance within the common areas to protect each other, especially those at higher risk. The face covering mandate was eventually lifted and the notices were removed.

Lighting: The bulbs in all the 97 parking lot light posts were upgraded/replaced with new brighter LED light bulbs. The bulbs were replaced since LED bulbs dim after time, thus not providing the same amount of light as when they were originally installed.

Monitored the interior/exterior lights on GVC property and reported lights out or in need of repair to the Management Office.

Parking: Discussed and recommended enforcement of the parking rules and issuance of violation notices to those residents not having a valid permanent parking registration decal properly displayed on the vehicle or expired vehicle tags. An abandoned vehicle was towed from the parking lot. The vehicle was taken to the Montgomery County Recovery Lot in Gaithersburg.

Crosswalks, speed bumps, curbs and fire hydrants around the property were re-painted.

Continued on page 7

Continued from page 6

Notices were published in the newsletter and posted on the building tack strips to remind residents to be courteous to their neighbors and not park in a space where someone had spent time or money shoveling snow. Stanchions were placed in all crosswalks and signs were installed in parking lot corners to block areas to pile snow, in anticipation of snow storms.

Traffic Control Gates: Monitored issues with traffic control gates. Reported incidents to the Management Office when the gate arms were hit and/or the support arm extensions/pendulums were knocked off and/or damaged or stuck in the up position.

The gate arms at all three entrance/exits were equipped with upgraded LED lights to help reduce vehicle damage to the gate arms. This was a recommendation from the Whitaker Parking Systems technician to reduce the gate arm damage. The LED lights are being used on the new gate systems in the area.

Front Door Access Control System: Monitored issues with the front door access control system. Reminded residents to be sure that unauthorized persons do not enter the buildings, to avoid letting any unknown person through the building entry door, and not to open the door for anyone unknown. Residents should not buzz anyone into the building without confirming that he/she is a legitimate visitor. Residents should not give out the key or access codes.

Fire/Smoke Alarms and Related Issues: The semi-annual fire alarm/sprinkler system testing was performed in all buildings. Notices were posted on the building tack strips. Several residents in 11401 reported that they did not hear the alarm bell test sound during the testing. Management sent an e-mail to the residents in 11401 that a resident in the building reported that they did not hear the bell test performed by ADT/Protection 1 during the testing. The bell rang 2 or 3 times for only 1-3 seconds. Management wanted to know if the residents heard the bells. Management received responses from 10 units and none, including a Board member, did not hear the bells ring during the ADT inspection. Three buildings (11401, 11405 and 11409)

were posted to inform residents that the maintenance staff would manually perform a bell ringing test for 20-30 seconds and request a response from the residents in those buildings. Management is working with ADT about the issue and exploring options for resolving it and amplifying the volume of the bell on the resident's landing and potentially others. GVC's current system meets Code and GVC has never failed a fire alarm or sprinkler test.

A fire safety notice was posted on the building tack strips to inform residents that all doors (hallway, storage room, trash room and unit entry doors) in GVC buildings are Class B Fire Doors. This provides substantial protection against the spread of fire and smoke in case of fire. For that reason, it is important for fire safety in the buildings that all doors, in the common area and unit doors, remain closed when not in use. If anyone notices a door that isn't closing and/or latching properly, they should notify the Management Office immediately and the maintenance staff will adjust/repair it.

As a result of the fire safety notice that was posted on the building tack strips, numerous residents reported doors not latching properly. The maintenance staff adjusted the doors.

Inspections were conducted periodically by the maintenance staff of all storage and utility rooms. The rooms were checked for fire code violations, items not in the wire cages, and storage items placed above the red line (which limits how high residents can stack items as dictated by the Montgomery County Fire Marshall) too close to the sprinkler heads. Notices were sent to those residents in violation and a follow up was conducted to ensure compliance.

NOTE: The red fire pull station on each level in the buildings **ARE FOR EVACUATION ONLY** and **DOES NOT** call the fire department. They only alert residents that there is a potential fire in the building and they should evacuate by the nearest exit. Call 911 for the fire department.

Continued on page 8

Continued from page 7

Other Initiatives/Issues:

Commonwealth/Edson Intersection: A resident in 5801 was concerned about vehicles not slowing down or going through the intersection of Commonwealth Drive and Edson Lane without stopping. Ms. Elrod has been working with the Montgomery County Police Department regarding this long-standing issue. After speaking with the Acting Community Services Officer and discussing the concerns about the intersection, he said he would refer the issue to the Traffic Sergeant. The Traffic Sergeant called and was briefed on the history of the issues at the stop sign. He said he would send an Officer to the Commonwealth/Edson intersection and then get back to her. Ms. Elrod sent an e-mail to the Traffic Sergeant, Officer Reinikka, to follow up on their conversation regarding the stop sign. She said she did not see a Police Officer patrolling this area or hear the “bleep” when an Officer stops a vehicle for going through the stop sign without slowing down or stopping. She wanted to know if he was able to have an Officer patrol this area and what the results were. Other priorities often do not allow the Officer to patrol an area on a specified day. She asked if that was the case, was it possible to reschedule the patrolling of this intersection. The busiest times are usually in the morning and evening rush hours but traffic lately has been pretty heavy all day. Several days later, there was a patrol car there around 11:00 a.m. for about half an hour. Ms. Elrod heard the “bleep” about four times and reported it to Officer Reinikka. However, she has not heard what, if anything, they intend to do about the situation. She will continue to follow up on this issue.

Window Guards: Montgomery County adopted regulations (Regulation Number 11-21) implementing the requirement for window guards. This regulation implements the requirement that landlords install and maintain window guards in certain units, other than ground floor units. The regulation requires the landlord to install window guards in any rental unit occupied by a child under the age of 11 on a permanent, semi-permanent, or non-permanent but re-occurring or frequent basis, if requested by the tenant. The regulation details requirements for the landlord to notify tenants of their rights to request window guards. Current tenants were required to be notified on a form prescribed by the County (Window Guard Lease

Addendum) by February 1, 2022, and at least annually once thereafter.

New tenants must be notified at the time of lease signing. The regulation also contains the technical specifications for window guards and other requirements. This law applies to any unit that is rented. It **does not apply** to owner-occupied units.

Other: Submitted articles for publication in the GVC newsletter on SST related information/issues, i.e., security issues, traffic control gates; front door access control systems, smoke detectors/water alarms, dryer precautions, recycling, etc. Submitted monthly Committee reports for Board meetings.

Participated in and/or attended numerous meeting/briefings/town meetings/zoom conference calls concerning new and/or proposed development in the area, i.e., Pike and Rose, North Bethesda Market, White Flint Mall, Wall Park, Charles W. Woodward High School redevelopment, etc.

Correspondence: Responded to suggestions/complaints from residents regarding SST Committee-related issues, i.e., parking, lighting, safety/security incidents, thefts/vandalism, etc.

Preventive Maintenance Program (PMP): PMP inspections normally conducted by the GVC maintenance staff in the spring were postponed due to the COVID-19 pandemic and eventually resumed on an appointment only basis. During the inspections, faucets, showers and tubs are checked for leaks and drips, smoke detector batteries are replaced, and washing machine hoses are checked and the air handler condensate drain is checked for proper drainage. Water alarm batteries are replaced and checked for location placement in the utility closet of each unit. A notice was posted reminding residents to change smoke and water alarm batteries.

Continued on page 9

Continued from page 8

Requested and Management posted a notice to remind residents to pour bleach into the plastic condensate line on a monthly basis during the summer to keep the line from backing up and causing water damage when the air conditioning is operating. Water alarms continued to provide early warning detection for condensate line backups as the summer months bring heavy air condition use.

* * * * *

Report of the Landscape Committee to the 2022 Annual Meeting

By Carol M. Beasley, Chair

The Landscape Committee meets regularly throughout the year to review routine landscaping needs and recommend landscaping enhancement projects. The landscape improvement budget (Account 6110) is comprised of two major components – routine landscaping and landscaping enhancements.

Routine landscaping needs include planting summer annuals, fertilizing flowering plants, treating diseased plants, applying lime treatment to turf in alternating years (if needed), and replacing dead/dying plantings. This past fiscal year (ending March 31, 2022), these items consumed almost all of the landscape budget.

1. **Summer Annuals** provide beauty and color to the community. Last year we installed an assortment of annuals in our five community flower beds only. To conserve funds, as in the past several years, there will be no planters at the pool or spring or autumn annuals in our flower beds.

2. **Replacement plants**. Each year the Committee walks the property to determine which plants need to be replaced due to declining health or because of weather damage. The cost of replacement plant material, as well as labor costs, have risen considerably.

3. **Plant maintenance**. This item includes fertilizing flowering plants, treating diseased plants, and applying lime to the turf in alternating years. This past year, due to the change in Montgomery County laws prohibiting the use of certain types of weed control, fertilizer,

pesticides and insecticides, no fertilizing of plant material was done. This coming year Greenlink will be using an acceptable fertilizer and insecticide to treat shrubs and turf areas. Lime treatment was deemed unnecessary based on a negative soil sample test taken last spring. We are awaiting the results of our annual soil test to determine whether lime will be required this year.

Enhancements are upgrades or improvements to building foundation plantings and other upgrades or additions to landscaping throughout the community. In FY 2022, one landscape improvement project was carried out – upgrading the shrubs at the three entrance beds.

Our original landscape improvement plan was established in 2001, more than 20 years ago. In the intervening time, we have made sure but steady progress in completing what was envisioned at that time to be a five-year plan. The Committee recently walked the property to assess that status of the remaining plantings envisioned in 2001. That review revealed that most of the original enhancements envisioned have been completed. Some projects originally laid out were not completed because they were deemed unnecessary given the current plant material in the area.

That said, our community's plant material is now aging along with our buildings. More and more attention will need to be focused on replacing dead/dying plant material. This is borne out by our experience the past year, where the majority of the landscape budget was taken up with replacing plant material. An additional expenditure expected for this year is for watering our flower beds and new (replacement) plant material. A set-aside of \$5,000 will be needed this year to accommodate this work.

The Committee also keeps abreast of the community's **tree care and maintenance**. In conjunction with the GVC management office we monitor trees that are damaged, dead or that present a safety hazard. This past year our Greenlink arborist again surveyed all the trees in the community and presented a list of trees, in priority order, that should be removed for one of the reasons mentioned.

Continue on page 10

Continued from page 9

This resulted in the removal of 11 trees. Some of those trees were located in wooded areas or in locations where no replacements were necessary. One location that did require replacement trees is in front of 11405/09 Commonwealth Drive, where the trees provide needed shade. Those trees are scheduled for replacement this spring. The next round of tree removals will be undertaken this coming fall.

Keeping our trees healthy and well maintained through **regular pruning** is another important aspect of tree maintenance. Our large deciduous trees are pruned on a regular, rotating basis. The community is divided in thirds so that each section is pruned every three years. This past year, trees along Edson Lane underwent pruning and this resulted in allowing more sunlight onto the very shady areas and promoting grass health and growth.

The Committee also keeps abreast of the community's **lawn care services**. Our contract with Greenlink, Inc., calls for our lawn to be mowed every 7-10 days during the season, weather permitting. The Greenlink grounds crew also manages the pruning of shrubs and general upkeep of the grounds.

The Committee invites residents to attend meetings to discuss landscaping issues. This past year, many meetings were held virtually. With the pandemic easing, we anticipate holding regular, in person meetings as needed this coming year. As always, meeting dates are posted on the tack strips in the foyer of each building, which typically are held on the third Tuesday of the month.

Landscape Committee: Theresa Albert, Carol Beasley, Judith Boivin, Becky Craig, Marsha Crowley, Jerry Hanson, Susan Kessler, Kim Murray and Phyllis Schaeffer.

* * * * *

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 4:00 p.m.
Closed Saturday, Sunday and Holidays

BOARD OF DIRECTORS

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

COMMITTEE CHAIRS

Budget & Finance	Milton D. Frank
Landscape	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod
Election	Edythe L. Bishop

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**