

# Churchill East Village



## Mini Grapevine



*This is a mini-Grapevine—Churchill East has not published a newsletter in a while to save our association \$\$\$, so here is a smaller version to keep you informed on what's happening and what you can do to help your community!! By combining it with another mailing, we save even more \$\$.*

### Leaf Sense



Unlike the City of Gaithersburg or other jurisdictions, Churchill East does not have a regular recycle pickup of leaves. So if residents blow their leaves into the street, it creates driving/parking hazards plus blocks our storm drains. It is the responsibility of each resident to rake or clear his/her own leaves, place them in paper bags, and leave them curbside for recycle pickup on Monday mornings only.

No plastic, please!!! Please do not place yard waste, including grass, leaves, or shrub clippings in plastic bags! When residents place these items in plastic, they are in a No-Man's Land. They cannot be recycled because of the plastic and are not considered trash because they contain recyclables. (This is also true for those Gazette and other unwanted papers in plastic.) So please use paper bags for yard waste and place your newspapers *without the plastic bag* in your recycle bin. This will help keep our community clean and tidy. Yes, leaves in plastics bags do eventually disappear—because the HOA pays a private contractor to remove them, which is at added cost to the community.

### Snow Sense



It's that time of year again, when we have a love/hate relationship with the weather. Most people would agree that when we have snow or ice on weekends, it's nice to be able to relax in the warmth of our homes. But when snow falls during the workweek, it's a really big pain. We are a community of tightly clustered townhomes and parking spaces, and the best way to survive our snow/freezing rain Washington Winters is patience, good common sense, and being a good neighbor.

The HOA contracts to have snow removed from common drive lanes *ONLY*; the main roads through the community are plowed **FIRST**, then the drive lanes in the cul de sacs are plowed later. The contract calls for snow to be plowed at **3 inches** and for chemicals to be applied at the direction of the property manager. Residents are expected to shovel the sidewalks leading to their home and the common sidewalk in front of their home.

Residents should never shovel snow into the drive lanes! Every time a resident shovels snow into the drive lanes, our contractor comes back to remove it in an effort to do the best job possible. These return visits significantly increase the cost of snow removal. For those who complain about rising fees, this is another example of how residents directly contribute to those increased fees.

The problem with T-parking. T-parking is when a unit has two assigned spaces in front of the unit and then parks a third car in back of those spaces. T-parking is a violation of our rules and Montgomery County law. It creates a hazard for those trying to navigate down the street or get in and out of their parking spaces **PLUS** emergency vehicles may not be able to access units should a fire or other catastrophe occur. It makes it virtually impossible for snow plows to get up and down the cul de sacs and do a good job of snow removal. Worst of all, it creates tension and bad feelings among residents. So don't do it, and if you do, don't be surprised if you get a ticket!

Your volunteer, community-elected Board members: **Jamie Breckenridge**, *President*; **Patricia Ryan**, *Vice President*  
**Ruth Watkins**, *Secretary*; **Gerrit DeJager**, *Treasurer*; **Bill Harris**, *Director*

Your Management Company: Vanguard Management [www.vanguardmgt.com](http://www.vanguardmgt.com)

Website: <http://www.churchilleastvillage.org>

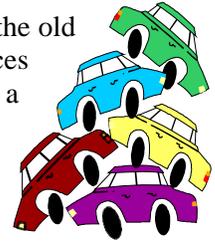
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Your Newsletter editor: **Ruth Watkins**

Please do not use abrasive ice melting products on common sidewalks. These products damage the sidewalks by eating away the smooth concrete surface and damaging sidewalks. If you see a badly pock-marked sidewalk, it's usually the result of chemicals being applied by a resident. Besides, many chemicals are poisonous to our four-legged friends who pick them up on their paws and ingest the chemical when they lick their paws.

### ***Painting of Assigned Parking Numbers***

A few months ago, we contracted to have the lines and numbers for our spaces repainted since the old numbers were fading, and residents were having trouble with visitors parking in the spaces because they couldn't see the numbers. We also had parallel spaces marked so that if there is a problem with a vehicle, we can reference the number of the space the vehicle is in. This activity required homeowners to move their vehicles from the spaces so the contractor could do the work. Alas, we always have a few residents that don't do what they are supposed to do—in one case, the contractor knocked on the door to ask the resident to move her vehicle and got the door slammed in his face!! These uncooperative residents cost the Association over \$2,000 to have their vehicles towed to another location. This is another expense that could have been avoided if residents just performed the simple task of moving their vehicles.



### ***Trash Sense***

If it's Sunday and the sun is shining, it's too early to place your trash at the curb. We hear complaints about rats and crows and other critters tearing into trash bags and strewing waste everywhere, but it's not a critter problem, it's a people problem. Our residents create a buffet for these critters by placing their trash at the curb way too early. Plus, for those residents who have a home near a finger island, it's an unpleasant view and hardly appetizing while you're eating your Sunday dinner and looking at someone else's trash. Please remember that trash should not be placed earlier than 9:00PM the evening before the scheduled trash pickup. **And don't forget—Thanksgiving occurs on a Thursday and trash pickup will move to FRIDAY.**

### ***New Bridge***

The Board has been working with the Lake Churchill Foundation to install a bridge at the path that connects Club Hill and Pickering Drives. This is a major renovation, and we are very thankful to the Foundation for funding the development of the site plan, obtaining permits, and finding a qualified contractor to build the bridge. Once installed, Churchill East will be responsible for maintenance, so residents should be vigilant to report any occurring vandalism by calling 911.

We have been notified that Waters Landing Elementary School is planning renovations that may impact our community. The Board has requested that it be advised of meetings, but if you receive notice of meetings, please let us know just in case the HOA is overlooked. We need to look out for our community and any construction that may pose water run-off problems for our residents.

### ***Lights Out?***

See a street light that isn't working? You can contact Allegheny Power and let them know. They will need the pole number (look for silver tag on pole) and address, but the more that call in, the quicker the response will be. You don't need Vanguard to make the call—anyone can call. You can also personally help light up our community by replacing your regular incandescent fixtures with compact fluorescent fixtures for your outdoor lights. You'll be amazed at how long these lights last.

<p><b>Important Contact Numbers:</b> Police and Fire Emergency -- <b>911</b> Police Non-Emergency -- <b>301-279-8000</b> Recycling Information -- <b>240-777-6410</b> Animal Control Emergency -- <b>240-773-5900</b> Lost and Found Pet Reports -- <b>240-773-5960</b> Street Lights (Allegheny) -- <b>1-800-255-3443</b> Code Enforcement -- <b>240-777-3785</b> <b>OR</b> <b>Call 311, for Montgomery County Information and Services</b></p>
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Check out <http://www.churchilleastvillage.org> on the web and find out what's happening in your community—look for Board Actions under Documents and Forms/Meeting Minutes. What else is on our website? Architectural Change Forms—Rules and Regulations, and Approved Paint Colors for the community. It's all a simple click away!