

# 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 \$\$.*

### ***Pool Package Enclosed***

It may still be cold out, but it's not too soon to get ready for our 2011 Pool Season. Enclosed with this newsletter is your pool package and application to receive pool passes. Please pay careful attention to the instructions, so that you receive your passes on time and are not disappointed.



You will note that homeowners who are delinquent in their HOA fees or owe late, returned check, or other charges related to collections must have a \$0 balance on their account to receive passes.

### ***Spring into Good Standing with the HOA***

Spring cleaning should not only include sprucing up your house but also sprucing up your financial health. It is a good time to pay up overdue HOA fees with monies received from income tax returns and start fresh with your community, especially if you want to receive your pool passes.

When you move into a Community Association, you make a commitment to abide by Association rules and pay your fees on time. These fees affect the quality of life in the community as they go toward paying for: sidewalk repairs/replacement; tree removal and replacement; snow clearing, pool maintenance, trash removal, courtesy patrols—the list goes on and on. We are lucky in that the majority of our homeowners pay their fees in a timely manner, but when homeowners do not pay their association fee, they hurt their neighbors, the community, and their credit.

Our collection policies, which are part of our governing documents, include a number of fees billed to the homeowner when that individual(s) is late with payments. Our rules state that “Any assessment payment not received by the management company by the due date shall be termed delinquent. The due date is defined as the first (1st) day of each calendar month.” If the payment has not been received by the 15<sup>th</sup> day of the month a late fee (\$15.00) is then assessed on the homeowner's account.

Once a delinquent homeowner's account goes to the attorney for collection, additional charges are incurred, and legal actions that can be taken are garnishment of wages, attachment of assets (personal property), and foreclosure. These actions will also hurt the homeowner's credit and make future purchases on credit difficult.

We hope that as spring approaches, homeowners renew their commitment to their community by either paying past-due monies in total or requesting a payment plan to pay, over time, the debts incurred. Please contact Vanguard Management, 301-540-8600, to obtain a current account status, to determine how you can pay the balance, and to submit a written proposal for the Board to consider. The Board will consider all reasonable plans; the key is to communicate with us before our attorney communicates with you.

**Street Light Out?  
Contact Allegheny Power  
1-800-255-3443**

Please help us maintain a viable community that is pleasant to live in.

### *Those Dreaded Shopping Carts*

Did you know it's against the law to remove a shopping cart from a store/shopping mall? Yet, you've seen those darned shopping carts dotting our community. Why is it, the carts are always a one-way trip onto our property? You'd think the individuals leaving them could at least return them on the next trip to the store! Of special concern is an area between Pickering Drive and Churchill View condos that has turned into a shopping cart graveyard. We believe that residents outside our community are dumping the carts in a drain ditch at that location, but it affects our community because someone complained to Montgomery County, and the County told Churchill East to remove the carts that are on our property or be fined \$500 per day. Bottom line is that Churchill East, a.k.a. you the homeowner, had to foot the bill to pay a contractor to remove the carts from this area.

So, if you see anyone bringing a cart on to Churchill East property, let us know if you know the address of the individual so that we can send a violation letter and perhaps charge the unit owner with removal of the carts.

### *T Cooper Courtesy Patrol*

The Board has again contracted the services of T. Cooper to provide courtesy patrol in our neighborhood. This will be done by marked and unmarked police vehicles. T. Cooper will be assisting with enforcement of our parking rules, but they will also be looking for loitering in the tot lots after dark and also looking for any suspicious activity in our neighborhoods. T. Cooper's staff consists of police officers who can enforce not only Churchill East rules but also Montgomery County and State laws. Each year the Board provides T. Cooper with a list of our "hot spots" in the community that need special attention (for example, the paths in the flood plain and tot lots).

### *Montgomery County Code Enforcement*

One tool that the community uses to enforce upkeep of private property in our community is to file a complaint with Montgomery County Code Enforcement. The HOA usually only does this after repeated attempts to get the unit owner to comply have failed. However, it's not just the HOA who can file complaints. If you have a neighbor who doesn't mow their grass or has excessive trash in the yard, you can file a complaint—and you can remain anonymous.

With 534 townhomes and an estimated 1500 vehicles on the property, the Board and Vanguard can't always be on top of every unit and vehicle on the property. You, as a concerned homeowner, can use self-help by calling 311 or going online to file a complaint at:

<http://www3.montgomerycountymd.gov/311/Search.aspx?SearchKey=hce>

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Upcoming Board Meeting Dates:      Monday, March 28  
   Monday, April 25  
   Monday, May 23  
   Monday, June 27

Board of Directors meetings are scheduled for the 4<sup>th</sup> Monday of each month. This year, most meetings are at the Germantown Library, 19840 Century Blvd., unless otherwise posted. The meetings start at 7:00 P.M.

#### **Your volunteer, community-elected Board members:**

**Jamie Breckenridge**

*President*

**Patti Ryan**  
*Vice President*

**Ruth Watkins**  
*Secretary*

**Gerrit DeJager**  
*Treasurer*

**Bill Harris**  
*Director*

#### **Your Management Company:**

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

Agent

**Jeanette Broadwater**  
[jbroadwater@vanguardmgt.com](mailto:jbroadwater@vanguardmgt.com)  
301-540-8600 x3310

#### **Website:**

<http://www.churchilleastvillage.org>

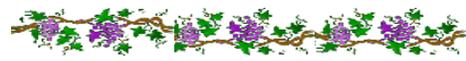
Your Newsletter editor:

**Ruth Watkins**

# *Churchill East Village*



*Mini Grapevine*



## *Important Messages for Our Residents*

### **1. Bridge to be Installed Along Path in Flood Plain**

Many of you are aware of the deterioration of the asphalt path that connects Thackery Place to Pickering Drive. The major rain and snow storms of the last few years have totally degraded the area, and the Churchill East Board has been working with the Churchill Foundation to resolve the problem.

The Churchill East Board initially approached the Foundation Board a few years ago to assist with removing trees from the stream bed. That relationship has blossomed, and when the path across the head wall suffered damage, the Board again approached the Foundation for assistance. The Foundation hired a specialized contractor to evaluate the area. They determined that the best and most lasting solution to repair the damage is to build a bridge over the stream to accommodate foot/bike traffic from Thackery to Pickering. It has taken 3 years for the process to evolve and to obtain the necessary permits from the County. Now we are ready to proceed with construction. We anticipate installation to begin on or after May 31 in compliance with our permits. Meanwhile, bridge components will be delivered and stored in the reserved pool parking area on the east side of the pool near the asphalt path.



Got Bridge?

We ask for your patience while the bridge is being built as foot/bike traffic will need to use the bridge farther down from Club Hill to Pickering, and we ask that you keep your children away from the area and out of harm's way during construction.

The cost of the bridge and its associated permits is very expensive, and Churchill East would like to express its gratitude to the Foundation for funding the project to the benefit of our community.

### **2. Renovation of Tot Lots**

Nothing lasts forever, and our current tot lot equipment is almost 13 years old and also is deteriorating. The Board is working with Playground Specialists to renovate all tot lots in the community. Not every tot lot will have the same equipment as they currently do as code and safety requirements have changed over the years, and we must comply with the new requirements.

Please be patient (again) while the current equipment is demolished and replaced. And please ask your children to be respectful of the new equipment. It is very expensive and state-of-the-art and any repairs will also be expensive. Any abuse or damage will be treated as an act of vandalism and will be reported to the police so that the individuals involved can be treated appropriately.

### **3. Bulk Trash Pickup Scheduled for June 11—please see reverse for instructions**

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Upcoming Board Meeting Dates:

Monday, May 23  
Monday, June 27  
Monday, July 25  
Monday, August 26

Location: Germantown Library

# BULK TRASH PICK-UP

The Board of Directors for the Churchill East Village Community Association has arranged with Ecology Services to provide curbside service to remove "bulk" household trash (e.g. furniture or other personal belongings) throughout the community.



WHEN: **Saturday, JUNE 11, 2011**

WHERE: **AT THE FRONT CURB** (In the front of your home)

WHAT: This collection will be for those normal household items that are too large to be collected on regular trash collection days (e.g. *mattresses, furniture, boxes*).

ITEMS MUST BE PLACED AT THE CURB **BEFORE 7:00AM**, BUT  
**NO SOONER THAN THE NIGHT BEFORE THE SPECIAL PICK-UP.**

ALSO, PLEASE BE AWARE THAT ECOLOGY SERVICES WILL BE  
***UNABLE TO COLLECT*** *recyclable or hazardous items such as:*

**YARD WASTE, REFRIGERATORS, FREEZERS, STOVES/RANGES,  
METAL (GRILLS, BICYCLES, EXERCISE MACHINES, ETC.)  
BATTERIES, TIRES, or  
HAZARDOUS MATERIALS (i.e. paints, used oil, solvents).**

For proper disposal of "*hazardous waste*," please contact Montgomery County directly at 240/777-6410 or check the web at <http://solidwaste.dpwt.com/>



PLEASE MARK YOUR CALENDAR AND REMEMBER  
**Saturday, June 11, 2011.**

Questions concerning this collection may be referred to Ecology Services at (301)330-3207 or to Vanguard Management at (301) 540-8600 x3310.

Thank you in advance for your cooperation. The Association hopes this service is utilized and benefits all its members.