

The Churchill East Village Community Association Newsletter

Spring 2008

BOARD NEWS

Flood Plain

Some of you may have seen the surveyors in the flood plain, who are here to help redefine the stream bed and help eliminate future problems with the asphalt path washing away between Club Hill and Pickering. It seems every large storm wreaks havoc with the flood plain. The Lake Churchill Foundation, of which Churchill East is a member as required by our Articles of Incorporation, is supporting this effort. Some of the other Foundation members are: Churchill Village South, Water's Landing Association, Canterbury Apartments, Churchill View Condominium and the Germantown Town Center. Lake Churchill was converted from a stream and small but deep pond in 1971 by Prudential as the company initiated development of the Churchill Town Sector. Montgomery County required installation of the dam and thus the creation of the lake in order to serve as a Storm Water Management Facility for the majority of the Town Sector. The lake handles storm water from a watershed of approximately 720 acres, including the stream that separates the homes in Churchill East Village.

Churchill East pays a membership assessment (similar to a HOA fee) to the Lake Churchill Foundation. This assessment helps pay for the upkeep of Lake Churchill, which is just a stone's throw away from our community. Because this work involves applications and permits, it may take a while, but the benefits to our community will be substantial (new stream bed, new trees, and a new bridge on the footpath to the school.) We are grateful that the Foundation is helping us with the very costly restoration of the stream and asphalt path and providing us with their vast experience in watershed management. We will keep homeowners advised as the work progresses.

Upcoming Board Meeting Dates: Tuesday, May 27, URSC (due to Memorial Day Holiday)
Monday, June 23, URSC
Monday, July 28, URSC
Monday, August 25, URSC



Board of Directors meetings are scheduled for the 4th Monday of each month, usually at the Upcounty Regional Services Center (URSC) unless otherwise posted.

Your volunteer, community-elected Board members:

Jamie Breckinridge

President

Bill Harris

Vice President

Ruth Watkins

Secretary

Patti Ryan

Treasurer

Gerrit DeJager

Director

Your Management Company:

Vanguard Management

www.vanguardmgt.com

Agent

Jeanette Broadwater

jbroadwater@vanguardmgt.com

301-540-8600 x3310

Website:

<http://www.churchilleastvillage.org>

Your Newsletter editor:

Ruth Watkins

Storm Drains

The Board recently funded storm drain cleaning and repair. Cleaning out storm drains is costly, and unfortunately ours get clogged with debris that either intentionally or unintentionally (such as wind blowing trash around) finds its way to the drains. Once clogged, the drains no longer perform their job of accepting water runoff, which ages the asphalt and creates hazardous driving conditions during big rain storms.

So in an effort to prevent costly problems in the future, we contracted to have grating placed at the drains to help keep large debris from clogging up the system. You may see the new grates throughout the community, which we hope will help save the association money in the long term.

Landscaping

You may have also seen members of the Board walking through the community with our landscaper to identify areas that need immediate or routine maintenance. Upkeep of the common areas shows pride in our community and most certainly affects the resale value of ALL homes in the community. You will soon notice new trees and decorative planting beds throughout the community, which we hope will make our neighborhood look more inviting and pretty. Some of the trees will be planted in areas in which we had to remove dead or dying trees and we worked hard to find varieties that were drought resistant and hardy.

Pool Renovations

Our pool bath house has received a much-needed facelift. If you have not been the pool lately, you will be amazed at the new paint and renovations of the bath house. Although we have painted the interior and exterior of the building over the years, renovation work on the interior has not been done. We think our residents will be pleased to see the new mats and fixtures in the facility.

Our pool opens on May 24 and if you have not sent in your application for a pool pass, you need to do so right away. Our volunteer staff does not work on pool passes full-time, and it usually takes a week turn-around time to do the passes and that's with the unit being up to par on exterior maintenance and HOA fees. Many of our unit owners received Maintenance Violation notices, and items on those notices need to be corrected to be eligible to receive passes. As in past years, a Buddy Pass will be issued to each unit that allows for two guests to be brought in with the resident. This pass is good for the entire swim season. Additional guest passes can be purchased for \$3.00 each. Applications are available on line at our website <http://www.churchilleastvillage.org>. **REMEMBER, AFTER MAY 17, THERE IS A \$5.00 LATE FEE THAT MUST ACCOMPANY THE APPLICATION.**

Courtesy Patrol

Important Contact Numbers:

Police and Fire Emergency

911

Police Non-Emergency

301-279-8000

Recycling Information

240-777-6410

Animal Control Emergency

240-773-5900

Lost and Found Pet Reports

240-773-5960

Allegheny Power

(For street lights only)

1-800-255-3443

Code Enforcement

240-777-3785

As summer approaches, we ask our residents to be mindful of children who will be playing outdoors. We receive complaints about drivers going too fast through our community streets, so instead of installing more speed humps, we ask that everyone slow down.

Our courtesy patrol started on May 1, and we have asked the officers to check for speeders on our streets and issue tickets, if warranted. We are also asking the officers to focus on loitering and “unusual” activity throughout our neighborhoods. They will also be enforcing our parking rules and regulations, so the days of T-parking are over unless you want to get a ticket and/or towed.

The Three P’s

What do residents complain about most? The three P’s: (People, Parking, and Pets). We have specific rules on the upkeep of our town homes and Montgomery County Code Enforcement also has specific regulations on the upkeep of homes. If the individual is in violation of County code (doesn’t mow his grass, has a back yard full of garbage and junk), you can call Code Enforcement and ask that they come out and look at the problem. The County usually issues a citation that the violation be fixed, or they will fine the unit owner.

Montgomery County also has ordinances against noise disturbance. Even with the Noise Control Ordinance in force, each of us should take responsibility for preserving a quiet atmosphere in our townhouse community. Many noise problems can be resolved through the same methods used to confront other neighborhood problems. Tactful person-to-person communication is a good way to start.

If you have a pet, you need to pick up after your pet. Pet waste left to decay on sidewalks, lawns, or common areas is a stinky mess and unhealthy for people and the environment. Pet waste can contain bacteria and parasites that severely sicken people, pets, and wildlife. And picking up after your pet is the law [Chapter 5-

203(a)], with a \$100 fine for non-compliance, applicable to both cats AND dogs! It’s a law with which it’s easy to comply: just bring along a plastic bag when you walk your dog.



Scoop your poop—it’s our Rule and Montgomery County Law!

The easiest way is to use a plastic bag, such as a produce or newspaper bag, and then place that bag into your regular outgoing household trash can. Please do not dispose of the waste in our tot lot trash cans—it’s unhealthy for the kids and attracts rats and other pests that love the high-fiber content.

Quiet Hours*

- **Weekdays**
9:00 p.m. to 7:00 a.m.
- **Saturdays & Sundays & Holidays**
9:00 p.m. to 9:00 a.m.

To report noise disturbances outside regular business hours, call the [police non-emergency](#) line at 301.279.8000.

* Per Montgomery County

Yard Sales

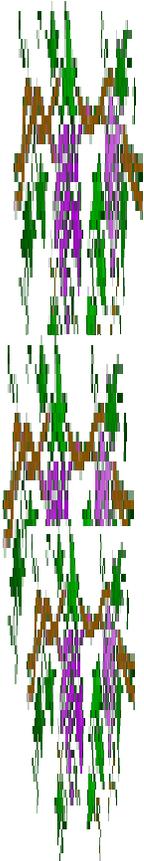
The Board has instituted the following guidelines for yard sales to ensure that residents do not impede traffic or adversely affect the community. Therefore, please note the following requirements for yard sales:

- Any yard sale on Churchill East property must be under the authority of a unit owner in Churchill East (i.e., proof of residency is required). Others will be deemed trespassers and requested to leave the property.
- Yard sales must be on the property of the person holding the sale. The unit owner holding the sale must ensure that customers do not park in marked, reserved spaces or any other unlawful parking area (fire lanes and other restricted areas).
- The unit owner holding the sale must ensure that the area is free of debris and trash once the sale is over.
- All yard sales should be finished by noon on the day of the sale.
- Residents may not hold more than 4 yard sales per year without permission from the Board or the Management Agent.

GET RID OF STUFF!!
Back by Popular Demand
COMMUNITY BULK TRASH PICKUP

SATURDAY, JUNE 7, RAIN OR SHINE
Look for Additional Information and Instructions by Mail

From Management Management



The Grapevine
The Churchill East Village Community Newsletter
PO Box 1908
Germantown, Maryland 20874