

Audubon Square / Fallbrook Newsletter

Volume 4/Issue 7

July/August 2020

Board of Directors

President *Dena Saunders*

Vice President

Secretary *Stephan Kaufman*

Treasurer *Supreet Kaur*

Director at Large *Elizabeth Baldwin*



OPEN MEETING via ZOOM
August 18, 2020

The Board is inviting you to a scheduled Zoom meeting on August 18th @ 7:00pm

To Join the Zoom Meeting

<https://us04web.zoom.us/j/72201393007?pwd=aUpLZ1NuNURtVW8ySUhrejNwWlV4UT09>

Meeting ID: 722 0139 3007

Passcode: 8iQpee

Trash Pick-Up is Tuesdays & Fridays

Trash in a secured container

AFTER 7:00 pm on Monday & Thursday

Recycle is on Mondays

Set out AFTER 7:00 pm on Sunday

MUST BE PLACED IN A

GREEN RECYCLE BIN

If your recycling is missed, call: 311

BULK PICK-UP

FIRST MONDAY of the month and ONLY items accepted by the City of Gaithersburg

Bulk Pick-up Program!

Community Association, Inc.

15742 Crabbs Branch Way

Rockville, MD 20855

P: (301) 258-7711 F: (301) 258-6283

www.communityassn.com

COMMUNITY MANAGERS

Josie Wells

Josie.Wells@communityassn.com

Phone: (301) 258-7711 Ext. 150

Brenda Lanier

Brenda.Lanier@communityassn.com

Phone: (301) 258-7711 Ext. 180

TOT LOT / PLAYGROUND IS OPEN

THESE AREAS HAVE NOT BEEN DISENFECTED!

When playing, remember to:

1. Wear a face covering.
2. Stay six feet apart.
3. Clean your hands before and after use.



REMINDERS & ANNOUNCEMENTS

EXTERIOR INSPECTION EXTENSIONS – The Board has voted to extend the due date for the repair of exterior inspections from **August 4 to September 8**. If you are in need of additional time, please submit a request to the Board in writing. Email your request to Brenda.Lanier@communityassn.com.

ASSESSMENTS – If you cannot or do not pay your assessments, what may happen? Much of the answer to that question will come down to the governing documents for the association. Generally, HOA documents will allow for various enforcement measures. In different cases, failure to keep up with assessments could potentially result in a property owner:

- Facing late fees and fines on unpaid assessment amounts
- Being prohibited from using common areas or amenities until fees are paid
- Facing delinquent penalties, liens, or even foreclosure for non-payment

So, what can owners do when they face the risk of falling behind?

Call Community Association, Inc.
Accounting Department,
(301) 258-7711 ext. 130

Request a Payment Plan

PLEASE LOCK YOUR VEHICLES and SHEDS!!!



Break-Ins have been reported on Starboard Court! The Gaithersburg Police would like to remind residents that these types of incidents are crimes of opportunity. We encourage residents to help us in deterring such crimes by locking all doors and hiding items of value from your vehicles.

Remove personal belongings from plain view when leaving your vehicles unattended at home.

Recently, there have been several reports of items being taken from unlocked vehicles, as well as unlocked sheds. Audubon Square's Board of Directors would like to take the time to remind the community to also secure your sheds.



Any suspicious circumstances should be immediately reported to the Montgomery County Police Department at (301) 279-8000.

REGISTRATION IS OPEN FOR MONTGOMERY COUNTY RECREATION OUTDOOR SUMMER PROGRAMS THURSDAY, JULY 23, 2020

Montgomery County Recreation is offering outdoor programs and classes to promote active and healthy lifestyles this summer. Registration is now open for the outdoor programs, which begin Aug. 1.

Programs and activities are tailored to a variety of interests, skill levels and ages. Outdoor summer programs include sports, dance, exercise and wellness. To view available programs, visit www.mocorec.com.

Your Rights on Trees & Overhanging Branches

Maryland has adopted the "Massachusetts Self-Help Rule" that says you must assume responsibility for the care and preservation of your own property. This means that you can cut branches that hang over onto your property. However, you may not destroy the tree in the process, nor can you cut the tree down.

Also, you must stop at the property line unless the neighbor has given you permission (it's best to have it in writing). Any person who trespasses and removes trees or branches without an owner's permission, unless they work for a public service company or a public roads agency, may be liable for any surveys or appraisals needed, court costs that may incur, and triple the amount of the value of the trees or timber cut.

An example of common prudence is if there are noticeable signs of rot in the tree or some other disease that compromises its structure and stability, then the owner of the tree must take appropriate action to ensure such defects do not result in the tree damaging a neighbor's property. If an owner repairs a damaged tree, the repairs must be done in a reasonable and prudent manner to ensure that the tree will not later cause damage to a neighbor's property. If an owner has notice that their tree is damaged and is likely to fall or otherwise damage a neighbor's property, then that owner has a duty to take appropriate steps to ensure that the neighbor's property is protected. If the owner breaches this duty, then they may be subject to liability.

