

# Audubon Square / Fallbrook Newsletter

Volume 5/Issues 9

September 2021

## Board of Directors

<b>President</b>	<b>Dena Saunders</b>
<b>Vice President</b>	<b>Elizabeth Baldwin</b>
<b>Secretary</b>	<b>Stephan Kaufman</b>
<b>Treasurer</b>	<b>Supreet Kaur</b>
<b>Director at Large</b>	<b>Faye Bobb-Semple</b>



### **OPEN MEETING via ZOOM**

The Board is inviting you to a scheduled Zoom Meeting on the **THIRD TUESDAY OF THE MONTH AT 7:00pm**

To Join the Zoom Meeting

<https://us04web.zoom.us/j/5268390540?pwd=MWZXRTRRa2RWNUlmbGRYYIVydzRVZz09>

**Meeting ID: 526 839 0540**  
**Passcode: Audubonsq**

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:  
301-258-6370 OR  
recycle@gaitthersburgmd.gov

### CITY OF GAITHERSBURG

**“ON DEMAND BULK PICK-UP PROGRAM”**

**Schedule a Pick-Up 301-258-6370**

**Comsource Management AAMC®**  
3414 Morningwood Drive  
Olney, Maryland 20832  
301-924-7355 office / 301-924-7340 fax  
[www.comsource.com](http://www.comsource.com)

**Community Manager**  
Brenda Lanier  
[BLanier@Comsource.com](mailto:BLanier@Comsource.com)  
Phone: 301-924-5603

## Gaithersburg City Election 2021

The City of Gaithersburg is governed by an elected Mayor/City Council – City Manager style of government, with elections held on the first Tuesday after the first Monday in November in odd numbered years. The Mayor is elected to a four-year term and presides over the City Council. The City Council consists of five members elected at-large, each serving staggered four-year terms.

On November 2, 2021, Gaithersburg voters will cast their ballots for Mayor and two at-large members of the City Council.

On August 24, 2021, the Gaithersburg Board of Supervisors of Elections certified the candidacies of Jud Ashman and Stephen Escobar for Mayor and the following candidates for the two City Council positions: Dave Belgard, Philip Cook, Lisa Henderson, Yamil Hernández, and Jim McNulty. Information on the candidates is available here:

<https://www.gaitthersburgmd.gov/government/elections/candidate-information>

**Note: Absentee Voting is now Mail-In Voting. Any registered voter may request a Mail-in Ballot for any reason.**

Mail-In Ballot Applications will be mailed to all registered voters the week of August 30. In addition, Applications are available online below and at [City Hall](#) during normal business hours, 9:00 a.m. to 5:00 p.m. Monday through Friday.

You may also request an Application by calling 301-258-6310 or email at [cityelections@gaitthersburgmd.gov](mailto:cityelections@gaitthersburgmd.gov).

- **[Online Mail-In Ballot Application Request](https://fs30.formsite.com/GBurgMD/a3btm7jb8z/index.html)**  
<https://fs30.formsite.com/GBurgMD/a3btm7jb8z/index.html>
- **[Mail-In Ballot Application \(pdf\) - English](https://www.gaitthersburgmd.gov/home/showpublisheddocument/9622/637660879655670000)**  
<https://www.gaitthersburgmd.gov/home/showpublisheddocument/9622/637660879655670000>
- **[Mail-In Ballot Application \(pdf\) - Spanish](https://www.gaitthersburgmd.gov/home/showpublisheddocument/9624/637660879662870000)**  
<https://www.gaitthersburgmd.gov/home/showpublisheddocument/9624/637660879662870000>

To return your completed Mail-in Ballot, you can mail it via USPS or drop it off at one of the six Ballot Drop Boxes conveniently located throughout the City.

To view locations for drop off, go to:

<https://www.gaitthersburgmd.gov/home/showpublisheddocument/9028/637620283485770000>.

### **Montgomery County Provides New Information New Rules for Accessory Dwelling Units (ADU)**

According to the Declarations- Article VII, Section 7(f):

- (f) **no lot shall be divided or subdivided and no portion of any lot (other than the entire lot) shall be transferred or conveyed for any purpose. No portion of any dwelling (other than the entire dwelling) shall be leased. The provisions of this subsection shall not apply to the Declarant and further, the provisions hereof shall not be construed to prohibit the granting of any easement or right-of-way to any municipality, political subdivision, public utility or other public body or authority, or to the Association the Declarant or any other person for any purpose.**



In simple terms, basement rentals are not permitted, renting rooms is not permitted. The Board has been lenient during the pandemic, however, if the Board determines a unit is being rented as a boarding house, we may take appropriate actions to include fines and notification of Gaithersburg Code Enforcement to inspect the property and enforce any violation(s)

### **Back to School Face Coverings Expectations**

- The nation and county are experiencing a rise in COVID-19 cases, and a vaccination still is not available for students younger than age 12.
- In light of this context and in alignment with the American Academy of Pediatrics' recommendations, all students, staff and visitors across all levels (elementary, Middle, and high) will be required to wear face coverings in school buildings, regardless of vaccination status.
- Face coverings are not required outdoors, but strongly are recommended for unvaccinated individuals.
- On school busses, all students are required to wear face coverings.

There is potential difficulty in monitoring or enforcing mask policies for those who are not vaccinated; in the absence of schools being able to conduct this monitoring, universal masking is the best and most effective strategy to create consistent messages, expectations, enforcement, and compliance without the added burden of needing to monitor vaccination status.

Approved types of masks/face coverings include: disposable masks, cloth mask coverings, gaiters, clear masks and cloth masks with clear plastic pane. Face coverings must fit properly with no large gaps around the sides of the face. Face coverings/masks will be provided for any student, staff or visitor who does not have one while in an MCPS building.

### **COVID-19 Random and Rapid Testing Now In All Schools**

Montgomery County Public Schools is providing COVID-19 rapid testing in all schools to minimize student quarantines. The use of these rapid (antigen) tests, in conjunction with the other safety measures we have in place, will help keep more students in school. Staff from the Department of Health and Human Services (DHHS) will determine that a COVID-19 rapid test should be administered when a student presents to a health room with potential COVID-19 symptoms. Student participation in the rapid testing program requires parental consent. If no consent form has been submitted, DHHS staff will contact by phone the student's parent/guardian that is identified in the student's school records. DHHS staff will explain to the parent/guardian why their child is being considered for testing and request the parent's/guardian's permission to test the student. After obtaining verbal consent for testing from the student's parent/guardian, DHHS staff will send home a consent form along with additional information about the test results. Parents/guardians are encouraged to return the consent form to school as soon as possible. Participation is voluntary.

Rapid (antigen) tests will be administered through nasal swabs and results will be available within 15-20 minutes. Rapid testing is offered in addition to the random screening test program. The random screening test program utilizes PCR tests for laboratory testing and results are typically available within 24-48 hours. All testing is provided at no cost.

**To Schedule a Bulk Pickup on Your Recycle Day, call 301-258-6370  
DO NOT PLACE BULK ITEMS ON FALLBROOK!!**

## Exterior Correction Inspections

On an annual basis, the HOA will inspect the exterior of residential properties to ensure that they comply with the original design guidelines. Residents may find it useful to know what is inspected to ensure that their properties are within accepted guidelines.

When is my lot inspected? – **All lots were inspected in August.** All citations need to be corrected in November, 90-Days after inspection.

What is being checked? - The property is being reviewed for appearance, cleanliness, and overall condition.

### The exterior home inspection includes the following items:

- Gutters: cleanliness, debris, and if any repairs are required
- Siding: condition and if power washing is required
- Exterior Wood: any wood rot that needs replacing
- Landscaping: missing or dead shrubs
- Shrubs & Beds: trimming, weeds, repairs to edging material
- Trees: pruning, and removal of any dead trees/stumps
- Grass: maintenance of grass, to include applying weed control
- Paint: windows and trim, shutters, doors, and corner trim
- Doors: condition and replacement if necessary
- Fence: condition, replace missing/warped boards, repair gate
- Decks: repair spindles, repair staircase, power wash, ensure correct color
- Rear Yard: cleanliness and condition
- Roof: repairs or replacement
- Satellite: removed unapproved dish or conceal cabling
- House Numbers: replace any missing numbers
- Lead walks: repair cracks, replace trip hazards
- Subsidence: fill holes with topsoil around front steps



## FOR THE DOGS!



All dogs need to be kept on their own property except when out for walks with their owners. Please do not allow your dogs to roam freely about the community.

Many residents work and their dogs are left home to entertain themselves; which dogs sometimes complain about – **a little too loudly**. Please be courteous of your neighbors and be aware of how much your dog barks when you are away.

All dogs which become a nuisance by barking at inappropriate hours should be kept in the residence at night to eliminate disturbances related to barking dogs while other residents are trying to sleep.

**Pick-Up After Your Pet** – PLEASE be respectful of your neighbors and pick-up after your pet regardless of where in the community you are walking. This includes common area, streets, sidewalks and lawns.

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