

Audubon Square / Fallbrook Newsletter

Issue 8

August 2023

Board of Directors

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

ProCAM of Maryland

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Burtonsville, MD 20866
Office: (301) 879-9440
<http://www.procamofmaryland.com/>

Property Manager

Paul Gallagher
Email: Paulg@ProCAMofMD.com
Office: (301) 879-9440 Ext. 106

OPEN MEETING via ZOOM

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”
Schedule a Pick-Up (301) 258-6370

Henry's Wrecker Service

(301) 869-4800
8321 Beechcraft Avenue
Gaithersburg, MD 20879



Henry's Wrecker Service is officially our new tow company. They are aggressive and will tow any vehicle parked in visitors' spaces without a **current** visitors pass displayed from the rearview mirror or placed in the center of the dashboard, where it can be readily viewed (day or night) with the "dated" side facing outward. Henry's will also tow vehicles with expired registrations and vehicles parked in fire lanes.

The new yellow 2023 parking hangtag are required at **ALL TIMES!!!** Any resident caught parking in Visitor parking spaces may not only be towed, at their own expense, but **could** have their Visitors pass revoked!



Visitor Space - a visitor is anyone who is **not** a Homeowner or Renter or a Regular Occupant of a fixed address in the Audubon Square Community. Any vehicle found in any "Visitors" parking space for more than seven consecutive days or fifteen (15) days in one month shall no longer be considered a "Visitors" vehicle.

Overnight "Visitor" parking will be monitored by Henry's Wrecker Service and/or any other "agent" as duly authorized by the Board. "Agent" may have the authorization to remove any vehicle from the "Visitors" spaces that do not conform to the Rules and Regulations and Bylaws of Audubon Square Homeowners Association Inc.

There have been several parking issues regarding "stored" vehicles and vehicles with expired tags. Vehicles parked illegally in the community **will be towed**. Any vehicle without a **current** registration, or damaged and undrivable is considered a "stored" vehicle. **DO NOT USE "OLD GREEN" VISITOR HANGTAG.**

If there are more than two vehicles in one unit, you must legally park all additional vehicles on public streets.



The Rental Limitation Amendment Meeting scheduled Tuesday, July 25th was cancelled because we failed to meet quorum. The meeting will be rescheduled for September. Anyone who has not filled out and returned their proxy, please do so. If you do not return your proxy, your voice cannot be heard.

The Board will be reviewing and discussing an amendment to the Declaration, Article VII, Section 8; Residential Use – Leasing.

This is your community so please get involved! If you need a replacement proxy, please contact our management team, or a member of the Board of Directors. You may also return your proxy via a simple email to our management office at 15316 Spencerville Court, Unit 102, Burtonsville, MD 20866 c/o Paul Gallagher.

Setting the Standards for EV Charging Stations

Audubon Square has new regulations for homeowners to follow in order to install an EV Station starting in October. This includes going through an application process and securing approval prior to installing the EV charging stations.

Homeowners must obtain the approval from the Board and provide a written agreement to the following:

- The charging station must comply with the association's architectural standards;
- The owner must use a licensed contractor to install the EV charging station;
- Within 14 days of receiving the HOA's approval, the owner must provide a certificate of insurance that lists the HOA as an additional insured in the insurance policy; and,
- Pay for the cost of electricity associated with the use of the charging station.

It is equally important to clarify the duties of the owner in relation to the EV charging station. Once approved and installed, the owner of the station must shoulder the following responsibilities:

- Any maintenance, repairs, and replacements necessary for as long as the station remains in the common area or exclusive use common area;
- Any damages to the station, adjacent units, common areas, and exclusive common areas arising from the installation, removal, replacement, maintenance, or repair of the station;
- The disclosure of the EV charging station to potential homebuyers as well as the disclosure of the associated owner responsibilities falling under this section;
- Electricity related to the EV charging station; and,
- Purchase and maintain a liability insurance policy.

Court Paving – Mission Accomplished!

Our paving project for 2023 is now complete. Yes, we had a few mistakes on numbering, that have been corrected, but the courts look great!

We completed Bowsprit, Starboard, Portside and Whispering Wind Courts. We also re-stripped Carousel Court and have had all the fire lanes re-painted!

As always, we appreciate your cooperation and apologize for any inconvenience this may cause you. Our next reserve project will be additional courts in 2025!



UPCOMING ELECTIONS – VOLUNTEERS NEEDED - The Board is inviting interested homeowners and/or residents with a desire to serve your neighbors, to please consider submitting yourself as a candidate. There are currently two positions up for reelection. If you are interested in becoming a member of the Board, submit your contact information to: Board@audubonsquare-fallbrookmd.com

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