

# Audubon Square / Fallbrook Newsletter

Volume 8/Issue 8

August 2022

## Board of Directors

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



### **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**

### **LABOR DAY RECYCLING - PICK-UP SEPTEMBER 3<sup>rd</sup>!!!**

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@gaithersburgmd.gov](mailto:recycle@gaithersburgmd.gov)

### CITY OF GAITHERSBURG

**"ON DEMAND BULK PICK-UP"**

Schedule a Pick-Up 301-258-6370

### Big Tow Towing & Recovery

301-424-4869

375-D Derwood Circle

Rockville, MD 20850

### **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

Dan Lowery

[DLowery@Comsource.com](mailto:DLowery@Comsource.com)

## "VISITOR PARKING"

**NOTE: FINAL WARNING - Visitors must park in the same court as the homeowner they are visiting. Parking a vehicle on one court in a visitor space and walking over to another court is prohibited.**

**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**. Homeowners/Renters must notify the Management Company if their visitors will be needing the "Visitors" parking space for an extended period of time. Changing from one "Visitors" parking space to another will constitute "Consecutive" Days parking.



**The abuse of "Visitors" parking spaces shall result in either a warning on the vehicle or vehicle towing**

**Regular Occupant** - is defined as someone who may have a permanent address elsewhere but spends his/her days and/or nights at the Audubon address.

All vehicles parked in a marked "Visitors" space will be required to **clearly** display a valid Audubon Square HOA "Visitor" parking pass at all times day or night. "**Clearly**" shall be defined as hung from the rear-view mirror or placed in the center of the front dashboard where it can be readily viewed (day or night) with the "dated" side facing outward.

Any vehicle parked in the "Visitors" spaces without displaying a **valid** Audubon Square HOA parking pass maybe subject to removal (towing), at the discretion of the Board or any member of the Board or its assigned management representative(s).

Overnight "Visitor" parking "maybe" monitored by an authorized towing agent and or any other "agent" as duly authorized by the Board. Said "agent" may have the express 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.

Visitor parking spaces are not to be used by homeowners/renters. These spaces are for visiting guests only. Homeowners/Renters abusing the visitor's spaces will be towed at their expense.

Homeowners/Renters having more than two vehicles must be legally parked on public streets.

## FALL INSPECTION CHECK LIST

This preventative maintenance checklist will prevent costly repairs and ensure all aesthetic expectations are met.

**Rake or Barge Boards** - These are the boards that cover the ends of the roof structure from the fascia to the ridge. Like the fascia boards themselves, they are known to rot, especially at the lower ends



**Attic Vents & Screens Inspection** - Check attic vents for obstructions and proper function to avoid rotting wood, clumping insulation, and mold due to poor ventilation. Check the screens for tears and particle build-up that can hamper functionality.

**Inspect Condition of the Exterior Paint** - Nothing screams disrepair more than peeling or fading paint. Aesthetics aside, exterior paint also adds a protective layer for structures and protects surfaces from the elements. The industry rule of thumb for repainting the outside of buildings is every 3-5 years.

**Exterior Vents Inspection** - Exterior vents can deteriorate, so replacement is necessary over time. Check for cracks and openings around the vents and note for repair on the checklist. Often, simply addressing them with caulk or insulation can lengthen the life of the vent.

**Inspect Windows & Doors Condition** - Like foundation repair, window replacement is often expensive and quickly adds up. Prevent replacement by keeping them in good condition with regular cleaning and minor maintenance as needed.

**Roof & Gutters Inspection** - Roofs and gutter inspection is critical to preventing structure leaks and proper gutter function. Ensure all gutters are properly attached and free of debris. Note any missing or damaged shingles and inspect the eaves for cracks and openings. Although exterior roof inspection is on the exterior property maintenance checklist, you should also conduct an interior check for leaks.

**Fences and Gates** - Inspect all fences and gates to ensure they are in good condition and properly functioning. Giving your fencing a fresh coat of paint or stain can lengthen its lifespan.

## ANNUAL COMMUNITY CLEAN-UP DAY November 5<sup>th</sup> – From 11:00am – 1:00pm (Rain Date - November 6<sup>th</sup>)



With beautiful autumn colors, comes falling leaves that can cause damage to your property. Please join your neighbors for our Annual Community Clean-Up Day! We'll meet at the top of Sternwheeler Drive November 5<sup>th</sup> (Rain Date: November 6).

Audubon Square residents are invited to come together and participate in the community's Annual Community Clean-Up Day. The event focuses not only on beautifying our community, but also on promoting camaraderie. The goal is to encourage residents and commuters alike to keep the community free of trash. Come out and show your pride in the community. **REFRESHMENTS WILL BE AVAILABLE!**

*This is a great way for high school students to earn required volunteer community service credits.*

## HOA ELECTIONS ARE COMING UP THIS FALL!



If you are a homeowner in Audubon Square, we want you to consider running for the HOA Board! Work with others to help resolve important issues...take a proactive role in the health and well-being of **your** community!

To apply, sign in [www.Pilera.com](http://www.Pilera.com).

Go to: Resources > Document Library > Application for Board of Directors

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