

# Audubon Square / Fallbrook Newsletter

Volume 5 / Issues 12

December 2021

## 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**

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

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

## BOWSPRIT COURT TOT LOT VANDALIZED



Audubon Square Tot Lot was recently the recipient of some unwelcome graffiti including upside down signs, curse words, broken springs on the riders and an obscene drawings. This incident is just one example of a problem the community is having with unsupervised teens that began after school began. The tot lot is a hangout for teens and tweens.

Parents of teens and tweens, be advised that vandals will be prosecuted, when caught, if they deface equipment or playgrounds or damage property in Audubon Square. Police have been notified of the incidents and are also keeping an eye out for vandals, as well as groups of teens hanging out. If any residents see teens hanging at the tot lot and they seem to be marking up the equipment please call the City of Gaithersburg Police non-emergency number (301) 258-6400 immediately.

If you are a parent of a teen or tween, please have a discussion about their activities and what is appropriate behavior and what is not. The tot lot is intended to be a safe place for younger children to play, not a place for groups of teens to hang out. Please make sure that your teens are not hanging out at the playground in large groups.



Talk to your family about how vandalism degrades our community, in terms of cost and quality of life. Young children playing at the Tot Lot can be physically hurt by damaged equipment, and are scared by the defacements. This is not fair to them.

**We cannot do this alone. We need the help of every homeowner to prevent this from continuing and keep our Tot Lot clean, safe, and fun for our children.**

**NEW 2022 "VISITOR" TAG*****DO NOT USE THE NEW ORANGE AUDUBON SQUARE VISITOR 2022 PARKING PERMITS.***

The orange permits do not have the correct number to correspond with the property. The permits for 2022 will be **GREEN, instead of orange.**

The new green parking stickers will be mailed out as soon as they come in. **The rules and regulations have not changed.** Permits must be suspended from the rearview mirror with the permit numbers facing forward. The permit must be clearly visible from the front of the vehicle. It is the responsibility of the permit holder to display their permit properly. A vehicle not displaying a parking permit will be treated as an unregistered vehicle.

**REMEMBER:** Visitor parking spaces are **NOT** to be used by homeowners, renters **or** regular occupant. ***These spaces are for visiting guests only.*** Homeowners, renters and regular occupants abusing the visitor spaces will be towed at their expense. If you have more than 2 vehicles, one must be legally parked on public streets. We urge you to visit the new Audubon Square website and review the "Parking Rules" under the **Community Documents - Guidelines for Reserved Parking.**

**HOA SNOW REMINDERS**

Snow is coming... of that we can be certain... and frustrations can mount during a snow event. Please adhere to the following to avoid any escalations:

1. Park only in a space you cleared. If you expect guests, clear a spot for them. Common decency dictates that you do not use a space that your neighbor cleared.
2. The County requires all residents to clear sidewalks within 12-hours after snowfall stops.
3. Residents are responsible for fully clearing sidewalks in front of their homes, leading up to their homes, steps, cars, and parking spaces.
4. When clearing snow from cars and sidewalks, deposit snow **ONLY** onto common grounds and your own front yards. Do not pile snow into otherwise unoccupied parking spaces or in such a way as to interfere with pedestrian traffic or site distance. Ensure the mailman can get safely to the mailboxes, that storm drains are open to allow faster exit of melting snow and fire hydrants need to be exposed.
6. Trash Cans and Recycle Bins should be out for as short a time as possible. They can freeze in place, making it difficult to move and the snowplow has to maneuver around them. Remember, if the weather is severe, the County trucks may not collect on schedule, but assume they will.



**If you have neighbors that need assistance, please help where and when you can.**

**COMMUNITY REMINDERS**

**Code Enforcement** – Code Enforcement will advise if a "boarding house" or if the basement is rented and Audubon Square will enforce the fining policy at that time. ***Fines could possibly exceed the amount of rent obtained! DO NOT RENT YOUR BASEMENT OUT!***

***Join the virtual Board of Directors Meeting on January 18, 2022 from 7:00pm to 9:00pm***

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

### WHAT IS "DUMPING?"

Illegal dumping is dumping of any waste, whether it is oil, furniture, mattresses, appliances, trash, litter or landscaping cuttings, etc., upon any public right-of-way, City property or private property, without consent of the owner.



The community has been having significant problems with trash being dumped in common area. When trash and debris are left in common areas, the Homeowners' association has to bear the cost of its removal. Often the removal is expensive because of the size and weight of items that are being dumped. If this continues to happen with such frequency, the entire community will pay the price. As we all know, when the cost of one of the community's budget items increases, so does the amount of the Homeowners' association fees.

We can all do something to stop the problem. If you're dumping your trash in the community common areas, **STOP!** If you see your neighbors leaving trash in the common areas, notify Brenda Lanier at (301) 924-5603 or email [BLanier@Comsource.com](mailto:BLanier@Comsource.com).

If the homeowners' association knows who is responsible for leaving the trash, they can be held responsible for the cost of its removal. If you **SEE** something, **SAY** something!

***Unless the responsible parties can be notified, EVERYONE PAYS!***

### LOOSE LEAF COLLECTION WRAPPING UP

December 27 is the last week for fall loose leaf collection for townhouse owners.

**Collection wraps up on December 30.** Place your leaves at the street curb by 7 a.m. on Mondays, your regular recycling day. Note that leaves placed in alleys or mews will not be collected. During collection periods, rake leaves toward street curb. After the collection period ends, leaves can be placed in biodegradable brown paper bags & left curbside with other recyclables on your weekly collection day.

Please contact the Recycling Division at (301) 258-6370 or email [recycle@gaitthersburgmd.gov](mailto:recycle@gaitthersburgmd.gov) for information about removal of oversize yard waste that cannot be collected during the weekly recycling service. Contractor debris will not be collected.

### LIVING IN THE SHADOWS

A "feral" cat is unsocialized and tends to be fearful of people and keep a distance. Feral cats are most often found living outdoors in groups known as colonies. The cats in a colony share a common food source and territory and may include not only feral cats, but also strays - former pet cats who were recently lost or abandoned and are still tame.

Most feral colonies originate from unneutered stray cats. Feral cats, as well as strays, are increasingly referred to as "community cats" or "free-roaming cats." If a cat is truly feral to a significant degree, then the most compassionate choice may be to allow him to live outdoors with his colony mates. Trying to force him to exist indoors as a pet, or even worse in a cage, may be harmful to his psyche. **Do not to put traps out to capture feral cats on community property.**



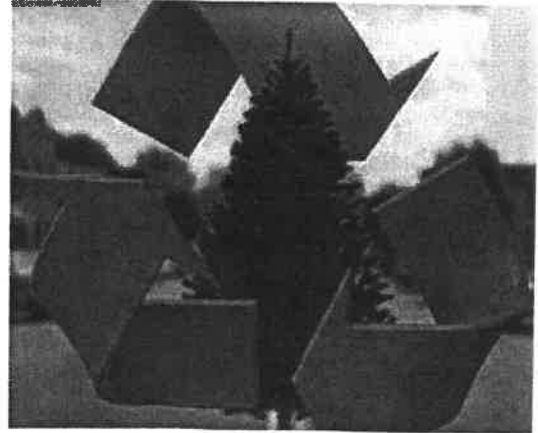
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### HOLIDAY TREE RECYCLING

Holiday trees are considered normal yard waste and will be collected from townhouses on Mondays, your weekly recycling day. There is no deadline for the collection of holiday trees. The City's recycling contractor will collect holiday trees along with branches and other yard trimmings during the weekly recycling pick up throughout the year.

Please note these helpful reminders:

- Place the tree at the curb next to your recycling container by 7 AM on your weekly recycling day.
- Holiday trees must be in their natural state.
- Remove all decorations, including tinsel & angel hair.
- Be sure there is no metal attached to the tree.
- Do not wrap trees in plastic.
- Artificial trees will not be recycled.
- Trees with root balls will not be recycled.
- Trees will only be picked up from your residence. Do not take the trees to other sites such as schools or public buildings.



### HOLIDAY PARKING

The holiday season is a time for friends, family and for all the things we are blessed to have. It is also a time when many relatives or friends come to visit.

If you have relatives or guests who will be visiting over the holiday season, please ensure that they park in compliance with the Association's Parking Rules.

**REMEMBER:** Visitor parking spaces are **NOT** to be used by homeowners, renters or regular occupant. These spaces are for visiting guests only. Homeowners, renters and regular occupants abusing the visitor spaces will be towed at their expense. If you have more than 2 vehicles, one must be legally parked on public streets.

We urge you to visit the new Audubon Square website <https://www.audubonsquare-fallbrookmd.com> and review the "Parking Rules" under the Community Documents - Guidelines for Reserved Parking.

### MESSAGE FROM THE BOARD



**HAPPY HOLIDAYS!** As the Holiday Season is upon us, we find ourselves reflecting on the past year and on those who have helped to shape our community in a most significant way. We value our relationship with you and look forward to working with you in the year to come.

**The Audubon Square Board  
wishes you a very happy Holiday Season and a New Year  
filled with peace and prosperity**

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