

Audubon Square / Fallbrook Newsletter

Volume 6/Issues 1

January 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=-MWZXRTTRRa2RWNUlmbGRYYIVydzRVZz09>

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

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

Community Manager

Brenda Lanier
BLanier@Comsource.com
Phone: 301-924-5603

NEW GREEN 2022 "VISITOR" TAG



The new green parking stickers have been mailed to the owners of the property. **If you are a renter, please contact your Landlord for the new 2022 green visitor permit.**

The rules and regulations have not changed.

Homeowners are authorized to use two (2) parking spaces for parking per unit. The Association has the right to "black-out" the reserve spaces of Homeowners who have outstanding assessments or have not completed repair maintenance items on their home within the specified period of time allowed.

Permits must be suspended from the rearview mirror with the permit numbers facing forward, so it can be seen from the outside. 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.

Definition: A **Visitor** is anyone who is not a Homeowner or Renter or Regular Occupant of a fixed address in the Audubon Square/Fallbrook Community.

Definition: A **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.

REMEMBER: Visitor parking spaces are **NOT** to be used by Homeowners, Renters or Regular Occupants. **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 two vehicles, all additional vehicles 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.**

The Association's "By-Laws" still state that assigned parking does not give the homeowner, tenant or other occupant permission to park illegal vehicles (commercial, ¾ ton trucks, boats, buses, unregistered, inoperable, etc.) in their reserved space.

DO NOT USE THE NEW ORANGE AUDUBON SQUARE VISITOR 2022 PARKING STICKERS! YOU WILL BE TOWED

BIG TOW

With more people going back to work, more kids are back to school, the Board will be stepping up efforts to deter homeowners, occupants, tenants and commercial vehicles from unauthorized use of the visitors' spaces, to include assigned spaces.

WARNING: Visitor permits are for YOUR visitors to park in YOUR court ONLY. Owners, Renters and Regular Occupants are also NOT allowed to park in the visitor parking spaces in other courts, with or without the visitors pass.

Violators may be towed without notice, owners may be fined and repeat offenders may have their visitors pass revoked and/or fines levied. As parking has been a major issue in this community, The Board has asked Big Tow to start patrolling more effective beginning February 1, 2022.

The Board of Directors is committed to keeping the visitors' spaces available for visitors and our parking lots clean and safe. We are requesting that any homeowner who notices a parking violation, to contact the management company at 301-924-7355 Ext. 154, to report it and; if possible, provide photographs of the offending vehicle(s).

GRANT OF LIMITED AGENCY AND INDEMNIFICATION AGREEMENT

An Indemnity Agreement is a document that affirms that someone is to be held harmless from liability in a particular situation.

If you have a violator parking in your reserved parking space, contact management to request a Grant of Limited Agency and Indemnification Agreement. This agreement allows you to contact BigTow Auto Transport & Recovery at (301) 424-4869. The agreement must be signed by the owner of the unit and the Board of Directors before Big Tow can implement the tow.

To request a Grant of Limited Agency and Indemnification Agreement contact Brenda Lanier at BLanier@Comsource.com

COUNTY TO DISTRIBUTE 4 MILLION N95 MASKS AT LIBRARIES

Montgomery County officials announced Wednesday that they will begin distributing 4 million N95 masks at libraries, starting Friday.

The masks will be offered alongside rapid tests, but it is unclear how many rapid test kits will be available because a shipment from a local vendor has not yet arrived.

The following Library locations will distribute masks and test kits from noon to 2 p.m. on Friday and Saturday:

- Aspen Hill, Chevy Chase, Damascus, Davis (Bethesda), Gaithersburg Little Falls (Bethesda), Potomac, Silver Spring, and White Oak

These locations will distribute from 3 p.m. to 5 p.m. on Friday and Saturday:

- Connie Morella (Bethesda), Germantown, Kensington Park, Long Branch, Marilyn J. Praisner (Burtonsville), Olney, Quince Orchard (Gaithersburg), Rockville, Twinbrook (Rockville), Wheaton

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

2022 Calendar

January	February	March	April	May	June	July	August	September	October	November	December
1 Sa New Year's Day	1 Tu	1 Tu	1 Fr	1 Su	1 We	1 Fr	1 Mo	1 Sa	1 Tu	1 Tu	1 Tu
2 Su	2 We	2 We	2 Sa	2 Mo	2 Th	2 Sa	2 Tu	2 Sa	2 We	2 We	2 We
3 Mo	3 Th	3 Th	3 Su	3 Tu	3 Fr	3 Su	3 We	3 Mo	3 Th	3 Th	3 Th
4 Tu	4 Fr	4 Fr	4 Mo	4 We	4 Sa	4 Mo	4 Th	4 Sa	4 Tu	4 Tu	4 Tu
5 We	5 Sa	5 Sa	5 Tu	5 We	5 Fr	5 Su	5 We	5 Mo	5 Th	5 Th	5 Th
6 Th	6 Su	6 Su	6 We	6 Fr	6 Mo	6 We	6 Sa	6 Tu	6 We	6 We	6 We
7 Fr	7 Mo	7 Mo	7 Th	7 Su	7 Tu	7 Th	7 Sa	7 We	7 Tu	7 Tu	7 Tu
8 Sa	8 Tu	8 Tu	8 We	8 Fr	8 Mo	8 We	8 Sa	8 Tu	8 We	8 We	8 We
9 Su	9 We	9 We	9 Sa	9 Tu	9 Fr	9 Su	9 Tu	9 Sa	9 We	9 We	9 We
10 Mo	10 Th	10 Th	10 Su	10 Tu	10 Fr	10 Su	10 We	10 Mo	10 Th	10 Th	10 Th
11 Tu	11 Fr	11 Fr	11 Mo	11 We	11 Sa	11 Tu	11 We	11 Sa	11 Tu	11 Tu	11 Tu
12 We	12 Mo	12 Mo	12 Th	12 Su	12 Tu	12 Th	12 Sa	12 We	12 Tu	12 Tu	12 Tu
13 Th	13 Tu	13 Tu	13 We	13 Fr	13 Mo	13 We	13 Sa	13 Tu	13 We	13 We	13 We
14 Fr	14 We	14 We	14 Sa	14 Tu	14 Fr	14 Su	14 Tu	14 Sa	14 We	14 We	14 We
15 Sa	15 Tu	15 Tu	15 We	15 Fr	15 Mo	15 We	15 Sa	15 Tu	15 We	15 We	15 We
16 Su	16 We	16 We	16 Sa	16 Tu	16 Fr	16 Su	16 Tu	16 Sa	16 We	16 We	16 We
17 Mo	17 Th	17 Th	17 Su	17 Tu	17 Fr	17 Su	17 We	17 Mo	17 Th	17 Th	17 Th
18 Tu	18 Fr	18 Fr	18 Mo	18 We	18 Sa	18 Tu	18 We	18 Sa	18 Tu	18 Tu	18 Tu
19 We	19 Mo	19 Mo	19 Th	19 Su	19 Tu	19 Th	19 Sa	19 We	19 Tu	19 Tu	19 Tu
20 Th	20 Tu	20 Tu	20 We	20 Fr	20 Mo	20 We	20 Sa	20 Tu	20 We	20 We	20 We
21 Fr	21 We	21 We	21 Sa	21 Tu	21 Fr	21 Su	21 Tu	21 Sa	21 We	21 We	21 We
22 Sa	22 Tu	22 Tu	22 We	22 Fr	22 Mo	22 We	22 Sa	22 Tu	22 We	22 We	22 We
23 Su	23 We	23 We	23 Sa	23 Tu	23 Fr	23 Su	23 Tu	23 Sa	23 We	23 We	23 We
24 Mo	24 Th	24 Th	24 Su	24 Tu	24 Fr	24 Su	24 We	24 Mo	24 Th	24 Th	24 Th
25 Tu	25 Fr	25 Fr	25 Mo	25 We	25 Sa	25 Tu	25 We	25 Sa	25 Tu	25 Tu	25 Tu
26 We	26 Mo	26 Mo	26 Th	26 Su	26 Tu	26 Th	26 Sa	26 We	26 Tu	26 Tu	26 Tu
27 Th	27 Tu	27 Tu	27 We	27 Fr	27 Mo	27 We	27 Sa	27 Tu	27 We	27 We	27 We
28 Fr	28 We	28 We	28 Sa	28 Tu	28 Fr	28 Su	28 Tu	28 Sa	28 We	28 We	28 We
29 Sa	29 Tu	29 Tu	29 We	29 Fr	29 Mo	29 We	29 Sa	29 Tu	29 We	29 We	29 We
30 Su	30 We	30 We	30 Sa	30 Tu	30 Fr	30 Su	30 Tu	30 Sa	30 We	30 We	30 We
31 Mo	31 We	31 Th	31 Su	1 Tu	1 Tu	31 Su	31 We	31 Mo	31 We	31 We	31 We