

Audubon Square / Fallbrook Newsletter

Issue 7

July 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=MWZXRTRRa2RWNUlmbGRYYlVydzRVZz09>

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

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

ELECTRIC VEHICLE (“EV”) CHARGING STATIONS

Audubon Square owners may apply, in writing, to obtain approval from the Board for the installation of electric vehicle recharging equipment (“EVRE”) on the exterior of the Lot or the Association’s Common Area. The Board will approve or deny the application in writing within 60 days after it is received.

The owner will be responsible for 1) all costs associated with the EV charging station installation and use; 2) must disclose the existence of the EV charging station and related responsibilities to prospective buyers and 3) must ensure that the infrastructure meets insurance and safety requirements. **EV charging stations installed under these regulations is the personal property of the unit owner with which the EV charging station is associated.**

The installation, maintenance, operation, repair, and removal of the EVRE shall comply with all relevant building codes and safety standards, including, without limitation, Maryland law and the Code and Regulations of Montgomery County, Maryland, and specifications and instructions of the manufacturer of the EVRE.

In the event that Owner fails to maintain, repair or replace the EVRE as determined by the Association, the Association, at its option, after notice to the Owner and an opportunity to cure, may undertake the appropriate maintenance, repair or replacement, or the Association may terminate the license agreement, if any, and in which case the Owner shall be responsible for the payment to the Association for all costs incurred by the Association in performing any maintenance, repair or replacement of the EVRE under this paragraph, such costs being collectible in the same manner as assessments to the extent permitted by the Association’s governing documents and Maryland law.”

COMING SOON: “REGULATIONS AND PROCEDURES REGARDING ELECTRIC VEHICLE RECHARGING STATIONS”



MEETING NOTICE!

SPECIAL MEETING

Gaithersburg Middle School
Tuesday July 25th 7:00pm - 8:30pm

The Board will be reviewing and discussing an amendment to the Declaration, Article VII, Section 8; Residential Use – Leasing. The objective of the amendment will be to limit the number of units (homes) that can be used as rentals in the community. If you are unable able to attend the special meeting, you may submit a proxy form to allow someone else to attend the meeting and act on your behalf.

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

LANDSCAPING & ENVIRONMENT

Since landscaping is a design element, the same consideration should be given to the aesthetics of proposed landscaping as are applied to other exterior changes.

Common Ground: Removal or alterations to the common grounds require written approval from the Board of Directors.

Environment: a) Grass shall not exceed a height of eight (8) inches and lawns shall be swept clean of significant lawn clippings; b) Lawns, flower beds, shrubs, and other outside areas shall be free of significant weed growth. c) Property shall be kept clean and sanitary. If odor or debris becomes noticeable or unsanitary, the area must be cleaned. **Homeowners can and have been fined by both the City of Gaithersburg and the HOA for not maintaining their yards.**



Tight Lid Trash Containers: Poorly managed garbage cans serve as magnets for rats, mice and varmints looking for food. Leaving food scraps, fruits, seeds, etc. in **unsecured trash bags or bins** is much like setting the table for rats, mice and varmints. Be sure to always keep garbage in containers with tight lids, both inside and outside your home.

YARD MAINTENANCE

LOOSE LEAF COLLECTION - During periods of potential storm activity, please delay leaf raking until after the effects of the storm have passed. Remove limbs, rocks or other heavy objects from leaf piles. Do not rake leaves into gutters or streets. Rake them into grassy areas behind the curb line to allow water to flow into catch basins. This will help prevent the basins from clogging and will help prevent street flooding. Assistance moving leaves already in gutters to grassy areas would be greatly appreciated. ***The burning of leaves is not allowed in the City.***

YARD WASTE - Brush & Branches are collected when placed at the curb on your recycling day, laid straight, tied in bundles or placed in biodegradable brown paper bags. Items must be no more than 4 inches in diameter and 6 feet in length and weigh no more than 40 pounds. ***Yard waste may be put out on Sunday evenings, since recycling is collected on Mondays.***

GRASS CLIPPINGS & OTHER YARD TRIMMINGS - Collected when placed at the curb on your recycling day in biodegradable brown paper bags. Dirt, rocks & mulch are not accepted for yard waste. **Call (301) 258-6370 for assistance.**



Do not place yard clippings on Fallbrook.

REMINDERS & UPDATES



HENRY'S IS IN THE HOUSE!! - Each home is assigned two parking spaces and if they are in good standing, they are issued a parking pass to be used in a VISITOR space (for Visitors only- not for a third car of residents) for the duration of parking use, enforced 24 hours 7 days a week. Without a permit visible, the vehicle will be towed. **No parking in fire lanes or T-bone parking is allowed. Violators might be towed and/or fined. Commercial vehicles- including vehicles with removable company stickers or magnets, are prohibited from parking in any parking space overnight; these vehicles will automatically be towed.**

Henry's, the new tow company, is very aggressive, so please heed the warnings!

"SEE SOMETHING, SAY SOMETHING" - Never put yourself in harm's way. Report any immediate threats or emergencies to 911. Report any non-emergencies to (301) 279-8000. Helping your neighbors is the best way to ensure we continue to have a warm and safe community. **Your contact information will remain private.**

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