

Audubon Square / Fallbrook Newsletter

Volume 6/ Issues 6 & 7

June & July 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=MWZXRTRRa2RWNUlmbGRyYVlVYdZRVZz09>

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

Now Open!

Department of Housing and Community Affairs FY2023 Rental License and Registration Renewal

Rental housing licenses and Common Ownership Community (COC) registrations are effective for one year from July 1st to June 30th. The annual fee is not prorated for a partial license or registration period.

You can renew online! Click or copy the link below to view your invoice and make payment online.

<https://ex11.montgomerycountymd.gov/ojn3/ijn17/DHCA-LicensingAndRegistration/>

In addition, we are mailing you a paper copy of your invoice. This provides you a second means of receiving your FY2023 renewal invoice. If you use the above link to make your payment, you may ignore the paper invoice that arrives in the mail.

For questions or assistance, contact:

1. Questions about your login, call MC311 at 240-777-0311
2. Questions regarding Licensing and Registration, call MC311 at **240-777-0311** or email DHCA Licensing and Registration at:

DHCA.Licensing@MontgomeryCountyMD.gov

Before a license may be renewed, all licensing requirements must comply with all applicable laws. Per County Code Chapter 29, a rental license cannot be renewed if:

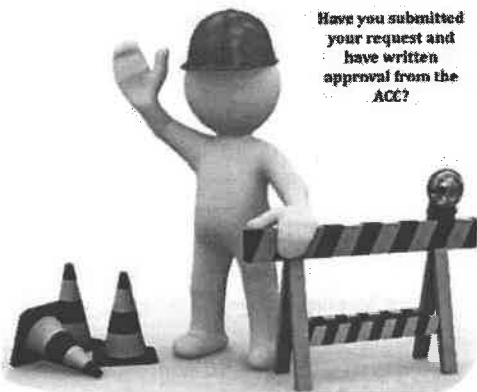
- A property located within a common ownership community has fees due to the governing board that are 30 days past due.
- A landlord of a pre-1978 rental property fails to comply with Maryland Department of the Environment (MDE) Lead Rental/Registration requirements or submit required documents to DHCA.
- A landlord lives outside of the state of Maryland, or uses a P.O. address, and has not listed as a contact a Legal Agent who lives in Maryland.
- Ownership information is not current or missing with DHCA.
- A landlord fails to complete the Multifamily Rental Survey
- A Common Ownership Community fails to complete the Profile Update (i.e., list of rental properties within the community)

Per Section 29-18, it is a class A violation if a person operates or attempts to operate a rental housing property without a rental housing license, fails to complete Rental Survey or fails to complete Profile Update.

Exterior Architectural Changes (ACC) Approval is Mandatory

According to Article VII, Paragraph 2, of the Declaration, it explicitly states that all exterior alterations require the approval of AECC. In particular, it states that:

“It shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove or construct and lighting, shades, screens, awning, patio covers, decorations, fences, walls, aerials, antennas, radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, balconies, driveways, or to make any change or otherwise alter (including and alteration in color) in any manner whatsoever the exterior in any improvements constructed upon any lot or upon any of the common areas, or to combine or otherwise join two or more dwellings, or to partition that same after combination, or to remove or alter any windows or exterior doors of any dwelling which will alter the structural integrity of the building or otherwise affect property, interest or welfare of any other lot owner, materially increase the cost of operating or insuring any of the common areas or impair any easement, until the complete plans and specifications, showing the location, nature, shape, height, material color, type of construction and any other proposed form change (including without limitations, any other information specified by the Architectural and Environment Control Committee) shall have been submitted to and approved in writing as to safety, harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept for the community by the architectural and Environmental Control Committee designated by the Board of Directors.”



This paragraph explicitly states that ANY change to the exterior appearance of a homeowner's property must have prior written approval of the AECC. Once an application has been submitted and approved, it must be abided by, in accordance with Protective Covenants.

The application must be signed by three (3) members of the AECC for approval. It is important to understand that AECC approval is not limited to major alterations, such as adding a room or deck to a house, but includes such things as color and materials, etc. **Approval is also required when an existing structure is to be removed or altered in any way.**

ACC Application on www.Pilera.com

Comsource has partnered with Pilera Software to provide an online resident portal where you can access **important community information** and communications, **view your balance** and **pay your bill**, update personal information, see **rule violations**, **create and see the status of work orders** and more! Go to: www.Pilera.com. If you have registered, at the top of the page, go to:

Resources > Document Library > Homeowner Documents > AUD-ACC App

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

Trash Can & Recycling Compliance in Audubon Square

Residents must comply with the Audubon Square's rules that stipulate that **trash cans and recycling bins must be stored out of sight**. Trash cans and recycling bins must be removed following trash collection days and are **NEVER** to be stored in the front of the house or remain in public view.

Trash must be stored in secure containers with a lid and set out after 7:00 pm only on collection days, Mondays and Thursdays, with recycling on Mondays.

There are always hungry animals who view trash days as a great food source. Trash cans and recycling bins left in front of the house are a more likely target for loose dogs, raccoons and other wildlife.



Identity Theft - It is important to remember that your trash may contain information from bank statements to other very personal information that someone could take and use to steal your identity. While this may seem unlikely to you, it happens more often than you may think. Storing trash cans and recycling bins away from public view is one of the simplest ways to prevent identity theft. If they can't see or get to your garbage or recycling bins, they can't steal information from them.

Real Trash Talk: Illegal Dumping & Bulk Items

Illegal dumping is a frequent complaint. Residents can help clean up the neighborhood by reporting illegal dumping to 311 or by contacting your Community Manager, Brenda Lanier at BLanier@Comsource.com or (301) 924-7350.

Only call if the illegal dumping is in progress. Get involved! Tele-A-Phone, Tele-A-Graph, Tele-A-Neighbor! (Just "Real Trash Talk"). In Audubon Square, if your address is found in the bulk trash, you will be fined, real talk...It's a violation.

Bulk trash isn't just an eyesore for residents. To someone passing through, the junk is the neighborhood's billboard.

Although homeowners may get frustrated at times with their HOA community's rules and regulations, they must understand that they are in place for the greater good. They are in place to help protect the community and its homeowners.

Cooperation in following the restrictive covenants helps your HOA manager accomplish their goal of having a well-rounded, safe, clean community that maintains its property values.



Remember "bulk trash" is picked-up by appointment ONLY and should not be set out more than 24 hours before pick-up!

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Visitor Parking vs. Reserved Parking and Motorcycles

Definitions: **Visitor** - Anyone who is not a Homeowner, Renter or a **Regular Occupant*** of a fixed address in the Audubon Square/Fallbrook Community.

***Regular Occupant** - Someone who may have a permanent address elsewhere, but spends his/her days and/or nights at the Audubon Square address.

VISITOR PARKING SPACES are not to be used by homeowners or renters. These spaces are for visiting guests ONLY. Homeowners and renters abusing visitor spaces will be towed at the owner's expense. Homeowners and renters having more than two vehicles must park legally on public streets.

Any vehicle found in any "visitor" parking space for more than 7 consecutive days or 15 days in one month, shall no longer be considered a "Visitor's" vehicle. Changing from one "Visitor" parking space to another will constitute "consecutive" days parking.

The abuse of "Visitor's" parking spaces by visitors shall result in the following: a) Warning on the vehicle; b) \$50 ticket; c) Vehicle towing.

RESERVED PARKING SPACES: Homeowners are authorized two (2) parking spaces per unit and are responsible for notifying the towing company for their parking spaces ONLY. The towing company will require the Grant of Limited Agency and Indemnification Agreement, which can be found on Pitera under Homeowner Documents. This document must be signed by the Board and you.



The Association's By-Laws states that assigned parking does not give the homeowner or renter permission to park illegal vehicles in their reserved spaces. Illegal vehicles consist of commercial, ¾ ton trucks, boats, buses, unregistered, inoperable vehicles.

MOTOR CYCLES & SIDECARS

Motorcycles sidecars may be parked in the Homeowner's parking space anytime of the year without restrictions. Unattached motorcycle sidecars are not to be parked in the Visitor Parking space at any time. The motorcycle sidecar must be kept in "Good Sound Repair". No motorcycle sidecar, Jet Ski, wave skimmer, kayak, tow boat, boat, vehicle on a trailer, trailer, and/or anything similar, shall at any time be parked in the backyard, side yard or common area of the Audubon Square/Fallbrook Community.

Interesting Facts With Respect To Picking Up After Your Dog(s)

**POOP
HAPPENS**



Just Pick It Up and Move On

EPA states that a single gram of poop contains about 23 million bacteria which is a source of viruses and parasites such as salmonella, roundworms, hookworms and tapeworms that can be transmitted to humans. A rain storm (or running water) can contaminate the water supply or infect those working on or playing in soil. They in turn, take their shoes or boots home where any infections can be deposited. Further the contamination can pollute streams, lakes, and ultimately the oceans which in turn harms wildlife.

Property values may be affected if people do not pick up after their pet(s). No picking up shows a disrespect to our neighborhood. Dog poop attracts rodents and other unwanted animals which can accelerate the spread of diseases. Elementary and Middle School children play in fields where people walk their pets and some may leave behind their pet's "poop" where children may step and fall in dog's wastes during recess and tract these bacteria home

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