

# Audubon Square / Fallbrook Newsletter

Issue 6

June 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

15316 Spencerville Court, Unit 102  
Burtonsville, MD 20866  
Office: (301) 879-9440  
<http://www.procamofmaryland.com/>

### Property Manager

**Paul Gallagher**  
Email: [Paulg@ProCAMofMD.com](mailto: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=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@gaitthersburgmd.gov](mailto: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

## UPDATES & REMINDERS

**UPCOMING ELECTIONS:** The Board is inviting any interested owners 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](mailto:Board@audubonsquare-fallbrookmd.com)

**EXTERIOR INSPECTIONS:** The Board's HOA Inspection Services has begun to send out letters, *in phases*, to homeowners, regarding the exterior of each unit. They will be inspecting roofs, decks, gutters, doors, windows, and the lawn maintenance in the upcoming weeks. Please prepare to have any exterior maintenance issues repaired. A letter will be sent to owners that have repairs that are needed.

**NEW TOW COMPANY:** The Board is reviewing different tow companies that are more aggressive to help keep the visitor spaces available for visitors to utilize the new visitor tag.

**FIRE LANE PARKING RESTRICTIONS:** All fire lanes within the community are *visibly marked* so that residents are clearly informed of the “No-Parking” zone. When a person chooses to *ignore* signage and park illegally in a fire lane, it can have disastrous consequences for both the driver of the vehicle and the other residents of the community. ***If a fire lane is on an association-controlled street, the board can tow vehicles without notice and without specific authorization.***

***This does not apply to parking on public streets. Owners/Renters with more than two (2) vehicles, must park any additional vehicles, legally on the street.***

**ELECTRIC VEHICLE (EV) CHARGING STATIONS:** “*Etiquette tips*” along with the new rules/regulation are forthcoming.

**ANIMAL CONTROL FOR GAITHERSBURG** now falls under the jurisdiction of the City of Gaithersburg. Call police **non-emergency number (301) 279-8000**.

**SPEAK UP: If you see something, say something!** You can help prevent vandalism in our community by paying attention and speaking up. Report any immediate threats or emergencies to 911. Report any non-emergencies to 301-279-8000.

**UPCOMING PAVING PROJECT:** The lower courts are scheduled to be paved this summer. The selected courts and dates to be paved have yet to be determined. A notice will be sent to tenants as soon as the dates and company have been determined.

**NEW DOG PARK LOCK:** To register for the use of the dog park and purchase the key, follow link below: <https://www.audubonsquare-fallbrookmd.com/other-documents/>.

There is a \$10.00 processing fee to cover the cost of the dog tag and the key that allows entry into the park. ***No dogs that have not been neutered are allowed in the dog park.***

## **ARCHITECTURAL CONTROL** **Commission in Common Ownership (COC)**

Architectural control is one of the primary reasons behind the existence of every common ownership community (COC), whether it is a condominium, cooperative, townhome, homeowner, or community association. It protects you against your neighbor storing trash in his yard, building an ugly fence, painting his house purple, or any of a thousand other visual “monstrosities” that can reduce the value and marketability of your home as well as your pride in the appearance of your neighborhood. Although the COC’s governing documents may grant the community broad control over architectural matters, the community’s authority is not unlimited.

### **What is architectural control?**

Architectural control is a common ownership community process which relies, essentially, on homeowners applying for prior written approval of the changes, additions, or alterations that they wish to make to their home or unit in the community. It may also include changes to the lot’s landscaping and the construction or installation of structures on the lot such as fences, sheds and play equipment.

### **What is the importance of prior approval?**

Prior **written** approval helps avoid wasted time and money spent on changes and alterations that may ultimately have to be dismantled or redone. Prior written approval protects both the homeowner and the community from needless future disputes over what changes have been authorized.

### ***Please review the “Architectural Guidelines” and “Architectural Change Form”:***

<https://www.audubonsquare-fallbrookmd.com/other-documents/>

Don’t forget to obtain the necessary permits (i.e. fences, decks) from the City of Gaithersburg, to have the work done properly and safely, and to ensure it passes the required inspections. You must apply for the proper permit from the building code office at <https://www.gaithersburgmd.gov/services/permitting-inspections>.

***ALL ACC APPLICATIONS MUST BE APPROVED BY THE AECC PRIOR TO ANY WORK BEGINNING!***

## **DECLARATION** **Section 8 - Residential Use - Leasing**

All dwellings shall be used for private residential purposes exclusively, except that a professional office may be maintained in a dwelling, provided that such maintenance and use is limited to the person actually residing in the dwelling and provided further, that such maintenance and use is in strict conformity with the provisions of any applicable zoning law, ordinance or regulation. As used in this Section the term “professional office” shall mean rooms used for office purposes by a member of any recognized profession including doctors, dentists, lawyers, architects, and the like, but not including medical or dental clinics. Nothing contained in this article or elsewhere in this declaration, shall be construed to prohibit the Declarant from the use of any lot or dwelling for promotional or display purposes, or as “model homes”, a sales office, or the like.

### **No portion of any lot or dwelling (other than the entire lot or dwelling) shall be leased for any period.**

Any owner of any lot or dwelling who shall lease such lot or dwelling shall, properly following the execution of any such lease and upon the request in writing of the board of directors, forward a conformed copy of such lease to the board of directors. All such leases shall be in writing. Any such leases shall contain a provision to the effect that the rights of the tenant to use and occupy the premises, which are the subject matter of the lease shall be subject and subordinate in all respects to the provision of this declaration, and to the by-laws of the association, and to such other reasonable rules and regulations relating to the use of the common elements and community facilities or other “house rules” that the board of directors may from time to time promulgate, in any such lease shall provide further there. Any failure by the tenant to comply with the provisions of such documents, shall be a default under the lease.

***Meeting to be scheduled to amend the limit of rental properties within the community.***

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

Paul Gallagher <[paulg@procamofmd.com](mailto:paulg@procamofmd.com)>; Pat Hackley <[path@procamofmd.com](mailto:path@procamofmd.com)>

In the future, the finalized copy of the newsletter should be emailed directly to me for mailing. I want to ensure that we are getting this mailed out to the Boards request.