

Audubon Square / Fallbrook Newsletter

Volume6/Issues 3

March 2022

Board of Directors

President Dena Saunders
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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@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

SPRINGTIME CLEAN-UP TIPS FOR THE COMMUNITY

We'd like to thank RJ Landscape for cleaning up the back of Portside Court! They have removed overgrown vegetation from the owners' fence lines, cleaned up all trash and debris, removed trees, ivy and other weeds. RJ Landscape has also cut back low hanging/dead limbs to provide better visibility. Thank you for a job well done and appreciated.

Spring is nearly here, and for most of us, the very thought of warmer



weather brings a sigh of relief. Of course, the spring season is not just an endless line-up of cook-outs. Spring also means lawn maintenance season is well upon us - that means the time to begin ramping up for the lawn care season is now!

1. One of the first things you can do in preparing the HOA landscape for spring is to remove the debris that has been left from the winter months. The wintertime can be an unforgiving season, particularly to plants. Leaves die off and fall, while some branches retain damage from heavy snowfall. If you encounter any damaged branches, you must prune them at once. Broken branches and fallen leaves must also be cleared away from your lawn so that the grass has a healthy environment in which to grow.

2. Before the end of March, do your "first mow" of the season. This is probably going to be a little tough, as the winter months may have left your lawns looking pretty unkempt. Bag the clippings and dispose of properly. **DO NOT PLACE YARD WASTE ON FALL BROOK!**

3. Replenish Mulch - Another one of the most important spring landscape tips is to replenish the mulch in all of your garden beds yearly. This is a great time to do this because an adequate amount of mulch can help protect the roots of your plants from the extreme changes in temperature that can exist in the springtime. While adding fresh mulch is crucial to the success of HOA spring gardening, you must control the quantity. As a rule of thumb, a layer of mulch must not exceed three inches. The ideal amount is an inch-thick, placed around trees and in plant beds. Be careful, though. Mulch must not come into contact with tree trunks!

4. Control Weeds - Weeds are every gardener's mortal enemy. They steal water and nutrients from other plants, making them vulnerable to harmful insects and killing them in the process. For this reason, part of your spring landscaping tasks is to spray pre-emergent weed control to limit the appearance of weeds like crabgrass. This way, you can protect your plants from damage.

5. Do some pressure-washing. The winter months often leave buildings and driveways looking soiled, so now is a great time to pressure-wash common areas.

6. Schedule your gutter cleaning—as soon as possible! The very last thing you want to deal with is a major gutter problem—or worse, a full-on roof problem—during the rainy spring months!

ARCHITECTURAL CONTROL

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 the exterior of their home in the community. It includes changes to the lot's landscaping and the construction or installation of structures on the lot such as fences, sheds and play equipment.

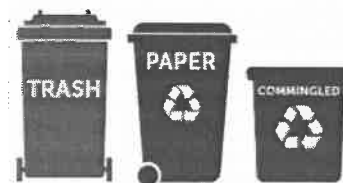
As a homeowner, you maybe be offended at having to ask for permission to make reasonable changes to the appearance of your home. Remember, however, that reasonableness, like beauty, is in the eye of the beholder. The owner of that purple house probably believes the color is not only reasonable, but beautiful as well. The only way you can be protected from neighbors with questionable tastes is if you, too, are subject to that same process.

What is the importance of prior approval?

Prior **written** approval is the most effective way to achieve architectural control. It helps avoid wasted time and money spent on changes and alterations that may ultimately have to be dismantled or redone. It prevents needless rancor between neighbors by allowing the discussion of proposed changes before they happen, rather than after they're completed. Prior written approval provides the community an opportunity to offer useful and often welcome advice and suggestions of which the homeowners may not have been aware. Finally, prior written approval protects both the homeowner and the community from needless future disputes over what changes have been authorized.

TRASH & RECYCLING CONTAINERS

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. **REMEMBER TO BREAK DOWN CARDBOARD BOXES BEFORE RECYCLING!!**



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.

WHAT IS THE DIFFERENCE BETWEEN A SMOKE DETECTOR AND A CARBON MONOXIDE DETECTOR

What Is Smoke Detector Fire Alarms - Smoke detecting alarms are the primary need of your home to keep you and your family safe and protected from fire. There are two types of smoke detectors available in the market; one is ionized and the other is optical. The optical sensor is considered better device as they make the difference between real threats such as smoke and fume created and the fake smoke from cooking, showering, and other daily routine activities that help in minimizing the detection of false alarm. So, you need to install the smoke detectors in all the living areas of your house so that you get the warning before the fire gets worst.

What Is Carbon Monoxide Detectors - You are not able to detect the CO gas around the house because it doesn't have any smell which you can detect easily and find a solution. CO results in life-threatening problems for you. You can keep your life safe, only by installing the carbon monoxide alarms in the house. Yes, it has the best safety features for you to install it in all parts of your home where you can hear the CO detector beeping so that you can take action earlier to realize the situation.

To keep yourself safe and secure, you need to install smoke and carbon monoxide detectors at your home. As they say, "prevention is better than cure", so you need to work on it properly by installing such devices. Moreover, these systems keep you safe from any hazard like the leakage of smoke and carbon monoxide from any appliances. It will give you an initial warning alarm to investigate and understand the threat.

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