

Audubon Square / Fallbrook Newsletter

Issue 5

May 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. 104

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

THEFT FROM VEHICLES & SAFETY TIPS

Theft from vehicles is a persistent problem in the City of Gaithersburg and we have seen an increase of these types of crimes. During these thefts, the perpetrator(s) typically target unlocked vehicles where valuables are visible from the outside and/or easily located inside the vehicle.

These individuals often enter unlocked vehicles that contain valuables in plain view, but they will also break windows to gain entry (“smash and grab”). These incidents typically occur during the overnight hours and are not reported until the next morning when the owner recognizes property missing or out of place.

The items most commonly taken from vehicles are:

- Don't leave your keys in your car.
- Don't leave your car unlocked.
- Don't leave any valuables in plain view. Lock them in your trunk or glove box.
- Roll your windows up when you are not in your vehicle.
- If you see suspicious people by your vehicle, hit the panic button on your key fob or dial 911.
- Lock your doors when you're leaving your car.

REMEMBER: Stay cautious - lock up the house, the car, the shed, the dog, the cat, and anything of value

BOUNCY HOUSE - INVITATION TO LIABILITY

When it comes to common ground, the HOA Board of Directors has the final say as to what can happen with the land. **Residents who wish to utilize common ground MUST get permission first.**

Residents often behave as if they still reside in single family homes. They tend to forget that **liability exposures** created through their personal activities will affect others. A perfect example is when a unit owner asks permission from the Board of Directors to rent a bouncy house for their child's birthday party or similar event. The bouncy house, also known as a moonwalk, is an inflatable device rented from a local firm.



Liability exposures arise when a unit owner wishes to set up a bouncy house on common areas. A main question concerns who is going to supervise the use of the bouncy house and limit the number of jumping kids to the recommended number.

All residents need permission from the board to use common area space for liability purpose. If this all sounds like a hassle for the potential renter of the bouncy house, it definitely is. The resident should consider going to some off-premises venue with inflatable moonwalks and slides which specializes in hosting birthday parties. This alternative does not impose any potential liability on the community association, and there is certainly less stress for the Board.

ARCHITECTURAL CHANGE REMINDERS

If you want to make an exterior change, you must submit a written application and have the Association's approval before making the change. You **cannot make the change before you receive the written approval from the Architectural Environmental Control Committee (AECC)**. The City of Gaithersburg may be contacted to fine the unit for installing a fence without the approved permit.

FENCE – Before erecting or repairing a fence, you submit an Architectural Change Form (ACC Application) to the Board of Directors for approval. The application must include:

1. A "PLOT PLAN" showing the location and dimension of the fence or gate.
2. A Fence Permit from the City of Gaithersburg is required before work begins.
3. Miss Utility must be contacted to mark for electrical lines.
4. Alternate Board (6' high Board on Board- is the only type of fence that will be approved) as follows:
 - a. Facing – 1 x 4 or 1 x 6
 - b. Posts – 4 x 4 x 8 with aluminum caps
 - c. Backer Rails – 2 x 4
 - d. Top Cap – 1 x 4
5. All lumber shall be pressure-treated or natural redwood.
6. Stains or other treatment shall meet criteria set forth by the AECC.
7. Signed letters of consent from any homeowners sharing the fence should be attached.



DECK – Decks must be located in the rear of the house. Decks must prescribe to all zoning regulations as mandated by the City of Gaithersburg Code, especially regarding size and minimum clearance between property lines.

1. All lumber must be pressure treated or natural redwood.
2. Style must be of the type constructed by the original builder.
3. Maintenance – All second story decks must be kept in Good Sound Repair.

GRASS - During the growing season (April 1 to October 31) lawns must be mowed at least once every 10 days. Year-round, any lawn vegetation should be no more than 6" in height as measured from the top of the soil. This includes the areas of the lawn that adjoin surface structures, or adjoin hardscape, are next to utility boxes and underneath and around fences, therefore residents should take care to trim lawn vegetation that might not easily be cut by a conventional lawn mower.

By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a **requirement!**

Please go to: <https://www.audubonsquare-fallbrookmd.com/other-documents/> to download the Architectural Change Form and the Guidelines.

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

UPDATES & REMINDERS

COMMUNITY SPRING CLEANUP – Date to be determined.

NEW DOG PARK LOCK - The new dog park lock is going to be installed due to unauthorized usage! To register for the use of the dog park: <https://www.audubonsquare-fallbrookmd.com/other-documents/>.

Current dog park key holders will be contacted, and arrangements made to obtain the new key.

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