

# Georgetown Village

# COURIER

For  
and  
about  
the  
residents  
of  
Georgetown  
Village  
Condominium

January-February-March 2016

Visit us at [www.georgetownvillage.org](http://www.georgetownvillage.org)

## PRESIDENT'S CORNER

By *Edward E. Reich*

From time to time, I have occasion to tell someone that I am President of Georgetown Village Condominium, and that I am in my 17th year as President. Two common reactions are "are you crazy?" and "why?"



Actually, I have never given much thought to those questions. It just has felt like the right thing to do. But lately I have thought about it, and I want to share my thoughts with you.

The overriding reasons are that I love this community, plan to live here as long as my wife and I can, and want it to be a good place to live. I suspect those are the same reasons that motivate most of our volunteers. While our financial investment in our home is important, to me the quality of life is even more important. And, perhaps immodestly, I believe I can make a meaningful difference in maintaining and even improving the quality of life in our community.

I feel a real sense of pride when I can work with the other Board members, other homeowner volunteers, and our managers to accomplish something meaningful. The building of the tot lot to make our community more family-friendly is one example; starting to position us for the future by being one of the first existing condominium communities to install an electric vehicle charging station is another.

Also, I enjoy working with the other Board members, our committee members, and our managers and staff.

We have a great group of homeowner volunteers. We are fortunate to have very dedicated homeowners who are uniformly motivated by what they think is best for Georgetown Village and not narrow self-interests. We work well together and, even when we have differing points of view, we resolve issues in a congenial way, focusing on issues and not personalities. Many communities are not so fortunate.

I love the challenge. There are always new and interesting issues to deal with. Not all of them are pleasant, and there are times when I ask myself the same two questions that others ask me, but on the whole the challenge is worthwhile, and sometimes even fun.

So, answering those questions, I don't think I am crazy. And I serve because I want to help make Georgetown Village the best community it can be, and because I take pride and pleasure in our accomplishments.

I invite you to share in this experience, by serving on a committee or on the Board. Or, ultimately even as President. I think you would find that the demands on your time and the effort required are more than outweighed by the rewards of serving. Homeowner management and participation are the life blood of a condominium. We are blessed with so many talented homeowners who care deeply about the community, and I would love to see more of them actively involved as we move into the future.

## COMMUNITY CALENDAR

### January Activities

12 Board of Directors Meeting	7:30 p.m.
15 <i>GVCourier</i> Delivery	4:30 p.m.
15 GVC Game Night	7:30 p.m.
16 Landscape Committee Meeting	7:30 p.m.
27 Election Committee Meeting	7:30 p.m.

### February Activities

09 Board of Directors Meeting	7:00 p.m.
15 President's Day	On-Site Office Closed
16 Landscape Committee Meeting	7:30 p.m.
19 GVC Game Night	7:30 p.m.
22 Special Board of Directors Meeting	7:30 p.m.

### March Activities

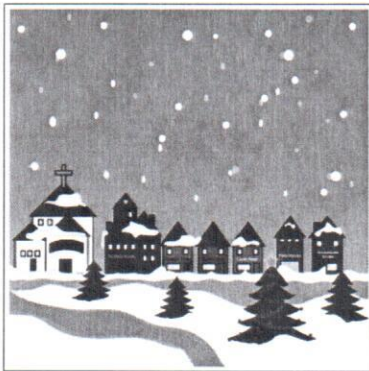
04 <i>GVCourier</i> Deadline	4:30 p.m.
04 Deadline for Nominations to Board	4:30 p.m.
08 Board of Directors Meeting	7:30 p.m.
15 Landscape Committee Meeting	7:30 p.m.
18 GVC Game Night	7:30 p.m.



## LETTERS TO THE EDITOR OR COMMUNITY

*"Letters to the Editor or to the Community" must bear the writer's name and address. The use of initials or a pen name, or the omission of a signature, will eliminate a letter from consideration for publication. Letters are published as received and are the sole opinion/perception of the author; the Courier cannot vouch for the factual accuracy of statements made therein.*

There are no new letters at this time.



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Management Office  
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Telephone: 301-770-5264 □ Fax: 301-881-6508  
Email: [GVC-Office@Georgetownvillage.org](mailto:GVC-Office@Georgetownvillage.org)  
Business Hours: Monday through Friday  
8:00 a.m. to 4:30 p.m.  
Closed Saturday, Sunday and Holidays

## MONTGOMERY COUNTY POLICE NON-EMERGENCY TELEPHONE NUMBER 301-279-8000

Please report thefts, break-ins, vandalism and other crimes immediately to the Georgetown Village Condominium Management Office and the Montgomery County Police Department. The Police Department needs to hear from each resident who has experienced or witnessed any of these acts of crime.

## BOARD OF DIRECTORS

President	Edward E. Reich
Vice President	Merry L. Elrod
Secretary	Merry L. Elrod
Director	Susan M. Kessler
Director	Mark E. McArdle
Treasurer	Roberta A. Besen

## COMMITTEE CHAIRS

Budget and Finance	Roberta A. Besen
Landscape	Carol M. Beasley
Marketing and Communications	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod
Election Committee	Edythe L. Bishop



**Highlights from the October 13, 2015  
Board of Directors Meeting:**

- The Board approved a proposal from Engineering and Technical Consultants, Inc., for a balcony condition evaluation. The survey will take place this fall and will not require entry into units.
- The Board ratified its prior approval of a quote from James Vito, Inc., for additional plumbing work in conjunction with the replacement of water meter valves at 11323 Commonwealth Drive, on an as-needed basis.
- The Board approved an invoice from James Vito, Inc., for work in connection with excavating the 11400 Commonwealth block main water shut off valve.

- The Board approved the proposal from Miller-Dodson Associates for a Level 3 Replacement Reserve Study.
- The Board approved the proposal from TruGreen Commercial for tree root zone fertilization.
- The Board ratified its prior approval of a proposal from James Vito, Inc., for the 5801 Edson Lane re-piping.
- The Board ratified its prior approval of the proposal from Alban/Caterpillar for five-year warranties for the eight emergency generators.

**Highlights from the November 10, 2015  
Board of Directors Meeting:**

- The Board approved the reinvestment of the \$25,000 Capital Improvement Certificate of Deposit for a term of one year.

**Highlights from the December 8, 2015  
Board of Directors Meeting:**

- The Board approved a proposal from James Vito, Inc. for 2nd spool replacement in the water meter piping at 5801 Edson Lane.

**7TH ANNUAL FOOD  
DRIVE**

***Manna Food Center- Fighting  
hunger & feeding hope in  
Montgomery County!***



The fifth annual food drive for the Manna Food Center was held during November and was a success! We delivered over 325 pounds of food to the distribution center. Thanks so much for the generous support of the community.

**MARINE CORPS  
RESERVE**

***TOYS FOR TOTS 2015  
Campaign***

Once again, our Toys for Tots donation drive was a success. This year, the large wrapped box in the Management Office over-flowed with more than 75 stuffed animals, toys and games. The Marine Corps Reserve is grateful for your donations. Thank you to the kindhearted people of GVC who contributed.

**FROM THE  
MANAGEMENT  
OFFICE**

The staff would like to thank residents and friends for the holiday cards, cookies, candy, fruit and the other gifts we received in the Management Office. We hope that everyone had a peaceful and joyous holiday season.

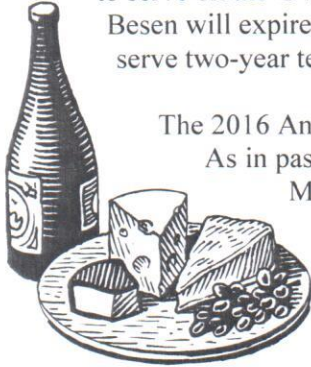


## ANNUAL MEETING

Save this date: May 10, 2016



The Georgetown Village Condominium (GVC) By-Laws require that an Annual Meeting of homeowners be held each year. For this meeting to legally take place, a quorum of homeowners, either attending in person or by proxy, is necessary. The primary purpose of the Annual Meeting is to elect homeowners to serve on the GVC Board of Directors. This year, the terms of Merry Elrod, Mark McArdle and Roberta Besen will expire. Therefore, it will be necessary to elect three members to the Board of Directors to serve two-year terms.



The 2016 Annual Meeting will be held in our Community Center on Tuesday, May 10 at 7:30 p.m. As in past years, we will hold a **Residents Social and Registration at 6:30 p.m.**, with the **Meeting starting at 7:30 p.m.**

In February, you will receive a letter explaining the nomination process for homeowners interested in serving on the Board. If you would like to serve on the Board, please fill out the position statement and biographical information forms included with that letter and submit them to the Election Committee. You also may nominate other homeowners. If you have any questions, please contact the GVC Management Office.

In early April, all of the candidates' position statements and biographical sketches will be mailed to each homeowner. This mailing also will contain the official Proxy and Ballot and instructions for voting and establishing the necessary quorum of homeowners.

- As mentioned above, a quorum is necessary to hold this meeting. Should you be unable to attend the Annual Meeting in person, please complete and return the Proxy and Ballot before May 10th.

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## GVC SPOTLIGHT

*Editor's Note: The Association is fortunate to have fine, loyal, and dedicated cadre of Staff, Board Members and Committee Volunteers. In each issue, we will "spotlight" an individual whom we would like to recognize for their exemplary contributions to the community.*



### This Spotlight is In Memory Of Larry Douglas Matthews Sr., June 15, 1949 - December 3, 2015 (Age 66)

Larry was a Building Services employee at Georgetown Village for 34 years, until his retirement in 2013 due to health reasons. He will be missed dearly by staff and residents.

Departed this life peacefully on Thursday, December 3, 2015 at his residence. He is survived by his beloved wife, Daisey M. Matthews; his children, Denice Virginia Matthews, Keith Holland, Larry D. Matthews, Jr., and Joseph Matthews; his mother, Carrie Matthews; siblings, Bernice Brace, Sandra Matthews, Charlotte Matthews, Gregory Matthews and Ronnie Matthews; nine grandchildren; two great grandchildren and a host of nieces, nephews and other relatives and friends.

A funeral ceremony was held on January 9, 2015, at the Snowden Funeral Home PA, Rockville, MD

## THE STATE OF REAL ESTATE

By Thom German and Andrea Martin, On-Site Management

Each January the GVC Management Staff compiles information taken from settlement sheets and lease agreements to keep our owners informed about the current real estate market as it relates to their investment at Georgetown Village Condominium. From January 1 through December 31, 2015, 19 units were sold, compared to 13 in the previous year.

Of the 304 units in Georgetown Village Condominium, 209 are owner-occupied and 11 are family-owned. (Management defines a family-owned unit as a unit purchased by a non-resident owner and occupied by a relative.) Eighty-four (84) units (or 28.60%) are rentals. Rental rates at GVC range from \$1,375 a month for a One Bedroom/One Bath unit to \$2,700 a month for a 3 Bedroom/2 Bath unit.



Unit Size	Square Footage	Settled in 2014	Selling Price
1 Bedroom/1 Bath	845	02	\$264,900-\$299,000
1 Bedroom/Den/1 Bath	1104	05	\$246,000-\$329,000
2 Bedrooms/1 Bath	1100	02	\$295,000-\$329,000
2 Bedrooms/1 Bath	1125	00	NA
2 Bedrooms/1 Bath	1156	00	NA
2 Bedrooms/2 Baths	1206	03	\$380,000-\$392,000
2 Bedrooms/2 Baths	1259	03	\$360,00-\$390,000
2 Bedrooms/2 Baths	1267	01	\$377,000
2 Bedrooms/2 Baths	1281	00	NA
2 Bedrooms/Den/2 Baths	1423	01	\$400,00
3 Bedrooms/2 Baths	1450	00	NA
3 Bedrooms/2 Baths	1472	02	\$426,500



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## ELECTRICAL SAFETY

Electricity helps make our lives easier. However, we all need to be cautious when using electricity and always keep fire safety in mind.

Almost half (48%) of home electrical fires involve some type of electrical distribution equipment (such as wiring, outlets, switches, lamps, light bulbs, cords or plugs). The electrical distribution equipment provides the heat leading to ignition. You do not need a flame to start a fire. A fire can easily start when sufficient heat builds up near items that can ignite and burn. This can happen when a damaged electrical cord is placed under a carpet or when a hot light bulb near items that can ignite and burn such as cloth or paper.



A few tips can help you use electricity safely and prevent a fire:

Buy only appliances that have the label of a recognized testing laboratory such as UL (Underwriters Laboratories).

Avoid overloading outlets; plug only one high-wattage appliance into each receptacle outlet.

Heat producing appliances such as a coffee maker, toaster, microwave oven, or iron draw a lot of electricity; plug only one heat producing appliance in each outlet to prevent the wiring from overheating.

Check electrical cords to make sure the wires are not damaged, cracked or loose. If any cords need to be repaired, take the item to a professional repair shop or replace with a new item.

Keep cords from running under carpets and across doorways where people can walk on them. They can wear out and cause a fire. Have a qualified electrician install more outlets if needed.

Heavy things such as a sofa placed on top of a cord can wear out the cord and cause a fire.

Keep drapes and curtains away from light bulbs. Bulbs can get hot and start a fire.

Keep items that burn like clothes and newspapers off of lamps.

Be sure the bulbs in your lights match what is safe for the light fixture. There should be a sticker that indicates the maximum wattage for the light bulb to be used.

Make sure that all receptacle outlets and switches have faceplates.

Use extension cords for temporary wiring only.

Call a qualified electrician if you ever experience:

- Sparks from an outlet
- Discolored or warm wall outlets and switches
- A tingling feeling when you touch an electrical appliance
- Flickering or dimming lights
- Frequent problems with tripping circuit breakers or with blowing fuses
- A burning or rubbery smell coming from an appliance

If only one plug is available and multiple items need power (e.g., computer equipment), invest in a multi-plug, surge protected, power strip to insure safety.

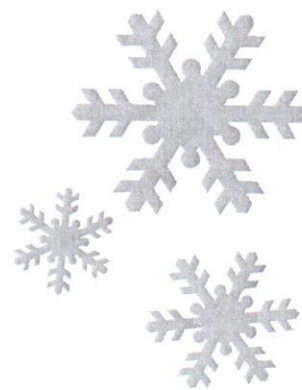


**Go Green! Turn off lights when you are not in the room. Unplug appliances when not in use.**

## SNOW REMOVAL NOTES

Employees stand ready to battle the snow and ice of winter, armed with more than two tons of calcium for the streets and with one ton of urea for the walks.

- GVC has two trucks with plows and spreaders ready to begin clearing the streets once snowfall reaches two inches (2") in a 24-hour period.
- If the snow is still falling, the staff will "open" the drive lanes of the streets. This means that plowing will continue to prevent snow accumulation that would impede entrance to and/or exit from the Community. This opening process will continue periodically until the snowfall stops.
- Once the snow has stopped falling, the staff will clean-up the streets. This entails widening the drive areas as much as is safely possible, considering the condition of the streets and parked vehicles. The spreader will be used to lay down the abrasive chemicals to melt the snow and ice. The plow will then begin to clear vacant parking spaces.
- We have contracted with Greenlink Landscape Services, Inc., as a backup service if it is determined that we are unable to maintain the drive areas during a heavy snowfall.
- Once the storm has ended, staff will clear the building porches, outside steps and walks to the main walkways. It takes about two hours to clear those areas. Snowthrowers will be used to clear all the main walks, including those on Commonwealth Drive and Edson Lane.
- We are responsible for clearing all walks along Nicholson Lane, Executive Boulevard and Edson Lane that border our property. We will spread urea, an environmentally-friendly chemical, on the walks, while calcium is used on the street after the plow has made a clear path. **It is important that residents do not use salt of any kind on the sidewalks and walkways!** Salt and salt products damage the walks and grass.



Snow removal is not an exact process and there is no way to satisfy everyone. Our goal is to permit the safe entry to and exit from the community while controlling the snow removal expenses of the Association.

The plow needs a large turning radius and cannot easily remove the snow around the corners of the drive lanes. When snow is predicted, please ***avoid parking in the corner parking spaces*** so that snow plows can use those spaces to pile excess snow. Also, if you have a front-wheel-drive vehicle, we recommend that you back into the parking space so that you can get out more easily.

**Please remember that GVC is a large property with 19 buildings and several miles of sidewalks, parking lots, and steps that must be cleared. We appreciate your patience during snow removal times.**



Mark Goldberg

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