

# Georgetown Village

# COURIER

For  
and  
about  
the  
residents  
of  
Georgetown  
Village  
Condominium

Special Edition - June 2016

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

Reports from the Board of Directors President and Committee Chairs were presented at the GVC Annual Meeting on May 10th. For those who were unable to attend this year's meeting, the reports are re-printed here.

## PRESIDENT'S CORNER

By Edward E. Reich

The year that just ended was an interesting year of contrasts. In some respects, it was a very good year. In some respects, not so much. But we have every reason to look forward to the year just beginning with great enthusiasm.



We finally completed the multi-year effort to replace the water meters and the associated piping and valves. This turned out to be a far more difficult project than we had imagined, and having to coordinate our efforts with WSSC made it even more difficult. It was more costly than we would have wished, and required multiple water shutdowns. I am glad to have it behind us. Now that the water meters have been replaced, we hope to get a better picture of water usage in the community, since that is a significant and increasing part of our annual operating budget.

We also needed to deal with a blizzard of a magnitude we rarely experience. I think we did an excellent job dealing with the snow, due in large part to the exceptional dedication of our staff, who stayed on-site around the clock to deal with snow removal. But we needed to supplement our efforts with considerable contractor support at a cost not budgeted for. Since winter snowfall is so unpredictable and variable from year to year, we budget for an average year so as not to budget far more than we typically need. But, when we have a blizzard like this year, we can anticipate running a deficit for the year, and we did. Also contributing to the deficit are factors beyond our control.

An example is the increase in the state minimum wage. Increases in the minimum wage increase contractor labor costs that then get passed through to us. And, with significant support on the Montgomery County Council for raising the minimum wage still further, to \$15.00 an hour, we could see more of these increased costs.

On the other hand, notwithstanding this year's deficit, our financial condition is excellent. We maintain adequate funds in unappropriated members' equity to cover a deficit when we need to. We can take pride in never needing a special assessment to cover operating budget expenses. And our delinquency rate is exceptional. Industry standards consider a delinquency rate of less than 3% to be favorable. At the end of the 2016 fiscal year, our delinquency rate was under 0.04%.

Turning to projects that we are currently working on, or anticipate working on this year, I would call your attention to the draft GVC Program Plan FY 2017, copies of which are available on the side table. The Program Plan outlines the highest priority non-routine projects to be accomplished over the course of the fiscal year. Also available is the companion GVC FY 2017 Replacement Reserve and Capital Improvement Projects chart, which provides a time line for anticipated actions.

One of the most significant projects anticipated for this year is the upgrading of our current building entry systems.



The current systems were installed in 2001 and have, as a consequence of their age, become increasingly difficult to maintain. We are preparing a Request for Proposal for replacement systems. It is likely the system will continue to use the interior phone lines but replace the call boxes with a more modernized system.

In the past two years, we completely resurfaced the swimming pools and thoroughly renovated the bathhouses, to glowing reviews. Last fall, we put new trench drains in the bathhouses to fix a persistent drainage issue. This year, we will be developing permanent swimming pool cards for use with a swipe card reader, starting with the 2017 pool season.

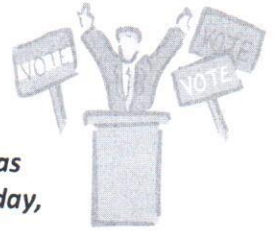
Other non-routine projects include renovations to the Community Room and revamping the GVC web site.

In discussing our accomplishments, I would be remiss if I did not acknowledge, and express my appreciation to, our excellent staff. This includes Thom German and Andrea Martin, our On-Site Manager and Assistant On-Site Manager, respectively, our Maintenance Technicians, Francisco Moran and Cristian Roque-Montano, and our Building Services Technician, William Slaughter. Their exceptional dedication and abilities are responsible for much of what gets accomplished throughout the year.

Finally, I would like to recognize the efforts made by our volunteer homeowners, on the Board, our committees, and otherwise. As I stated in my report last year, at the heart of a condominium community are its homeowners. Homeowner interest and participation are what make a community thrive. Condominiums depend upon self-governance, which comes down to people serving as Board and committee members. Without the willingness of our homeowners to serve, we literally could not function. Please consider whether you can help by using your time and talents on behalf of your community. We have every reason to look forward to the coming year, and far beyond, with great excitement and optimism.

## BOARD OF DIRECTORS ELECTION RESULTS

*The Annual Meeting of the Georgetown Village Condominium was held in our community room on Tuesday, May 10, 2016.*



Congratulations to board members **Merry L. Elrod, Mark A. McArdle and Kenneth F. Sandlin** who were each elected to serve for a two-year term.

A short organizational meeting was held immediately following the Annual Meeting.

The new officers for 2016-2017 are as follows:

President	Edward E. Reich
Vice-president	Merry L. Elrod
Secretary	Merry L. Elrod
Treasurer	Mark A. McArdle
Director	Susan M. Kessler
Director	Kenneth F. Sandlin

To learn first-hand how our community is managed, attend one of the monthly Board of Directors meetings.

The Board takes its responsibility on behalf of the Association very seriously, knowing that its decisions affect all owners and residents of the 304 units.

## REPORT OF THE TREASURER TO THE 2016 ANNUAL MEETING

*By Treasurer Robert Besen*



As of March 31, 2016, the end of FY'16, we have a balance \$765,089 in our replacement reserve. We started the fiscal year with \$ 847,009 in the replacement reserve.

During the course of FY'16, \$136,276 from the replacement reserve account was used to pay for various projects.



The expenditure from the account is partly offset by the monthly contributions into the account, which totaled \$265,880. The replacement reserve account also earned \$9,281 through investments in CDs and money market funds.

	Replacement Reserve	Unappropriated Members' Equity
04/01/15 Balance	\$847,009.00	\$221,272.00
03/31/16 Balance	\$765,538.00	\$227,619.00

As of March 31, 2016, our Unappropriated Members' Equity totaled \$221,619. There were no expenditures from this account in FY'16. The account started the fiscal year at \$221,272. Our deposits into the account totaled \$4368.00 and the account earned \$1467.10 through investments in CDs and money market funds. Due to the fact that we didn't have many large expenditures, we have been able to put the extra money that we have into CD's and continue to build our ladder.

## REPORT OF THE SECURITY, SAFETY, AND TRANSPORTATION (SST) COMMITTEE TO THE 2016 ANNUAL MEETING

*By Merry L. Elrod, Chair*

Below are the highlights of some of the issues, initiatives, and accomplishments the SST Committee has been involved in from May 2015 to May 2016.

### Security/Security Incidents/Safety Hazards:

Arranged for Officer Oliver Janney, Community Services Officer, Department of Police, 2<sup>nd</sup> District, to make a presentation on safety and security in the community and answer residents' questions. Some of the topics covered were: burglary prevention, reporting suspicious activity, preventing thefts from vehicles, making the right 911 call, personal home security surveys, methods of crime prevention and procedures for crime reporting, what to do if pulled over by the police, etc.

At the recommendation of the SST Committee, Management posted snow do's and don'ts and parking restriction notices in preparation for the winter storm watches issued by the National Weather Service.

Participated in a Landscape Committee meeting to discuss a complaint by a resident at 11323 about having the juniper shrubs trimmed to the window sill height.

Participated in and/or attended numerous meeting/briefings/town meetings concerning new and/or proposed development in the area, i.e., Pike and Rose, North Bethesda Market, White Flint Mall, Gables White Flint, Saul Centers White Flint, Wall Park, Bus Rapid Transit System, etc.

Tracked/reported/posted security incidents occurring on GVC property. Ensured that security "alert" notices were posted on the tack strips in the buildings and e-mail alert notices were sent, as appropriate.

Monitored the property, identified potential security concerns/hazards on GVC property, notified the Management Office, and followed up to ensure that appropriate action was taken to correct/resolve the security concerns/hazards.

Received police releases/updates/alerts from the Montgomery County Police Department regarding crimes and security issues in our area and forwarded them to the Board, Committee members, and Management.

Obtained pamphlets on crime and security issues from the Montgomery County Police Department and made them available to residents at Board and Annual meetings.

Urged residents to notify the On-Site Management Office in the event of any security incidents so that security alerts, if necessary, can be posted and e-mailed through the GVC Alert System to keep the community informed. Anyone seeing anything suspicious should immediately call the non-emergency Montgomery County police number or in emergency call 911.

**Lighting:** Monitored the interior/exterior lights on GVC property and reported lights out or in need of repair to the Management Office.



Participated in meetings to discuss patio/balcony lighting projects. The Board agreed to develop a program to add, at a homeowner's request and cost, a light on their balcony or patio. The Board approved Administrative Resolution No. 15-01, Installation of Exterior Lighting. It also agreed to replace the light fixtures for handicap units.

Reviewed and resolved a flood light issue at the rear of 11319 that was the result of a complaint from a resident in 5817. Several options were explored and numerous adjustments were made by the GVC staff and the technician from Twin Lakes Electric to the flood light without compromising the illumination of the grounds and parking lot or the security and safety of all residents. The issue was eventually resolved.

**Parking:** Recommended enforcement of the parking rules and issuance of violation notices to those residents not having a valid permanent parking registration decal properly displayed on the vehicle. The On-Site Manager and the SST Committee Chair identified all the vehicles on the property not displaying a GVC decal. For those vehicles whose owners could be identified, Management notified them by e-mail, telephone and/or mail reminding them that not displaying the decal was a violation of the GVC rules and regulations, subject to a formal notice with a hearing before the Board. For other vehicles, a violation notice was placed on their windshield.

The SST Committee members, Management, and the Association President met to discuss a homeowner request for assigned parking spaces in the 11415/11419/11423 parking lot. A decision was made to conduct a brief survey of homeowners in those buildings to determine their interest in establishing reserved parking in the parking lot bordered by these three buildings. The survey would provide information for the SST Committee to consider what, if any, changes should be recommended to the Board of Directors regarding parking in that area. The Committee met to discuss the parking survey results, consider the comments received, and determine what, if any, changes should be recommended to the Board. The Committee recommended, and the Board approved, that, based on the parking survey responses, reserved parking not be implemented in the areas of 11415/11419/11423. A letter was sent to the

homeowners in those three buildings with the survey results and the Board decision.

Participated in a meeting with Management and a representative of the neighboring OGVHOA townhouses regarding a project to repave all OGGHOA parking lots and roadways, and to discuss alternative parking arrangements for OGVHOA residents while the paving project was underway. GVC agreed to authorize three designated parking areas for OGVHOA residents during the paving project.

Discussed visitor/resident parking issues, submitted reminders for residents for publication in the newsletter and/or for periodic posting in GVC buildings, and made other related recommendations to the Board.

Recommended that notices be published in the newsletter and posted on the building tack strips to remind residents to be courteous to their neighbors and not park in a space where someone had spent time or money shoveling snow.

Management placed stanchions in all crosswalks and installed new posts and signs in parking lot corners to block areas to pile snow, in anticipation of snow storms. A GVC e-mail alert was sent to residents regarding Blizzard Jonas outlining the plan of action for snow removal, etc.

**Traffic Control Gates:** Monitored issues with traffic control gates. Reported incidents to the Management Office when the gate arms were hit and/or the support arm extensions/pendulums were knocked off and/or damaged.

**Front Door Access Control System:** Management is looking into upgrading the outdated front door access control system and is exploring options, including transition to a key fob/swipe card system. The SST Committee Chair participated in a meeting with Management and the Association President to discuss the proposals from ESSI and Protection Security Solutions submitted for the upgrade of the front door access control system.

Participated in a meeting with Management and the Vice President of ESSI, a security company to gather information about how the proposed upgraded system will accommodate key fobs and swipe cards.



Once the scope of work is determined, Management will send out a Request for Proposals to additional security companies.

Participated in a meeting with Management and a Security Consultant from Protection 1 Security Solutions to discuss the current maintenance service and contract, types of entry door upgrades and how they integrate with key fobs and/or swipe cards available through BuildingLink.

Monitored issues with front door access control system. Reminded residents to be sure that unauthorized persons do not enter the buildings, to avoid letting any unknown person through the building entry door, and not to open the door for anyone unknown. Residents should not buzz anyone into the building without confirming that he/she is a legitimate visitor. **Residents should not give out the key or access codes.**

**Fire/Smoke Alarms and Related Issues:**

ASG/Protection 1 performed the annual sprinkler and fire alarm testing in all buildings. Notices were posted on the building tack strips.

The annual fire extinguisher inspection was conducted by a representative from Guardian Fire Protection Services.

Montgomery County Fire and Rescue Service crew with a hook/ladder fire truck checked the fire department connection on the outside of 11305 and 11309.

**Other Initiatives/Issues:** Submitted articles for publication in the GVC newsletter on SST related-information/issues, i.e., security issues, traffic control gates; front door access control system, etc. Submitted monthly reports of the SST Committee for the Board meetings.

Recommended and Management had a contractor remove the connector between buildings 5817 and 5821 which was loose and sagging and was a safety issue. The contractor also removed the brackets for the other three connectors that were previously removed at 11305/11309, 5801/5805 and 11315/11319.

Responded to a request from a representative in the Consumer Education and Advocacy Unit of the Maryland Insurance Administration regarding National Preparedness month. GVC was contacted to help raise awareness about disaster preparedness. The main goal of the initiative was to reach out to Maryland organizations to help spread the word to family, friends and the local community about disaster preparedness through various activities. GVC agreed to make some of the Maryland Insurance Administration brochures available at Board and other meetings. A flyer on Emergency Disaster Preparedness was also posted on the tack strips in all buildings.

**Correspondence:** Responded to suggestions/complaints from residents regarding SST Committee-related issues, i.e., parking, lighting, security incidents, thefts/vandalism, etc.

**Preventive Maintenance:** Preventive Maintenance Program inspections were conducted by the GVC maintenance staff. Faucets, showers and tubs were checked for leaks and drips, smoke detector batteries were replaced, and washing machine hoses were checked. Water alarm batteries were replaced and checked for location placement in the utility closet of each unit.

## **REPORT OF THE LANDSCAPE COMMITTEE TO THE 2015 ANNUAL MEETING**

*By Carol M. Beasley, Chair*

As an active part of our community's framework, the GVC Landscape Committee meets regularly throughout the year to review and recommend landscaping enhancement projects for the community, and select the flowers for our seasonal flower beds and the colorful pots that appear in May around the community and at the pool. Landscaping projects completed in the past year are detailed below.

**Replacement Plantings** -- Many of the landscaping projects undertaken this past year were focused on our old, dying or severely declining plant material. In the annual walkabout, conducted in May 2015,

the committee identified numerous plants, primarily patio and foundation shrubs, that required replacing.

- 11315/19/23 CWD Parking Island
- 11305/11315/11323 CWD patio shrubs
- 11300 CWD driveway
- 11405/09 CWD and 5811 Edson patio shrubs
- 11415/19 CWD patio shrubs
- CWD median strip

**Replacement Trees** – Similarly, several of our ornamental trees that had died or that had to be removed were replaced.

- CWD—Magnolia tree
- 11315 CWD-- Japanese Maple
- 11415/19 CWD—Zelkovas and Redbud

**Summer Annuals** – To continue to beautify the community with summer color, planters with colorful flowers will be placed on the pool deck and at strategic locations throughout the community. Look for the planters and our five community flower beds to be planted before Memorial Day.

**Tree Pruning** – The committee has adopted a yearly rotational pruning plan to maintain our large shade trees by contracting for deadwood pruning and removing of cross branching and light crown reduction of our deciduous trees. This past winter, the trees along Commonwealth Drive received pruning.

**Tree and Plant Fertilization** – To help ensure that our trees and plant material remain healthy, standard fertilization of the evergreen plants is done during the mulching process. However, our flowering plants require more intensive care to ensure they thrive and flower to their fullest. Similarly, our large trees periodically require fertilization, known as deep-root feeding. Thus, the Committee has adopted an annual tree and plant fertilization program. Early this spring our Zelkovas on the CWD median strip received deep-root feeding, and all our flowering shrubs and ornamental trees received fertilization.

**Tree Donation** – On behalf of the community, we would like to thank Kim Murray for her generous

donation of an Okame Cherry Tree, which she donated in memory of her mother, Irene Granum, who was a resident of GVC. The tree is planted in the lawn area behind 11319 CWD and across from building 5815 Edson. Thanks again, Kim.

### Landscape Committee Members

Theresa Albert

Carol Beasley

Connie Bishop

Judith Boivin

Becky Craig

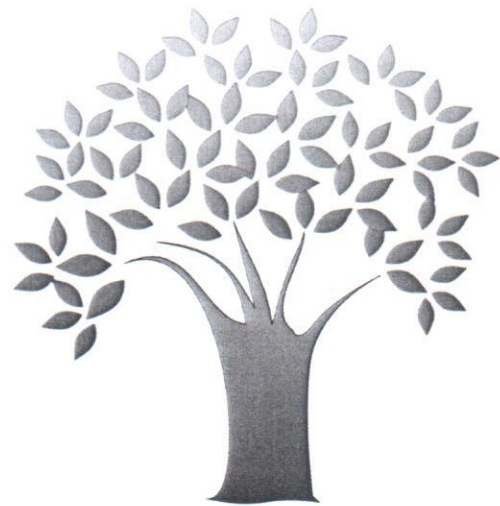
Marsha Crowley

Jerry Hanson

Susan Kessler

Kim Murray

Phyllis Schaeffer





# Georgetown Village Condominium

## GVC TRASH/RECYCLING GUIDELINES

### TRASH--LARGE GRAY CANS WITH GRAY LIDS

Household garbage (food leftovers, used paper items, etc.) in securely fastened plastic trash bags  
Shredded paper (must be in plastic bags and securely tied)  
Air handler filters



### RECYCLE--SMALL BLUE RECTANGULAR BINS (NO PAPER OR PLASTIC BAGS)

Mixed-paper-only items of any kind including:  
Newspapers

Magazines

Unwanted mail

Computer and office paper

Paperback and Hardcover books

Greeting cards and wrapping paper

Small **COLLAPSED AND FLATTENED** cardboard boxes, (i.e., cereal boxes milk/drink boxes, frozen dinner, snack and pasta boxes)



**Large cardboard boxes MUST be collapsed FLAT and placed against the wall behind or alongside the small rectangular blue bins**

### RECYCLE--LARGE CANS WITH WHITE LIDS (NO PAPER BAGS)

Clean plastic bottles and plastic bags

Clean unbroken glass bottles and jars

Clean deli containers and trays, bakery trays and cake domes

Clean fruit and vegetable containers, cups

Clean aluminum cans and foil products

Non-hazardous aerosol cans



### OTHER ITEMS

Place paper bags that contain only paper products (newspapers, small collapsed boxes and other paper items) **alongside the small blue rectangular bins.**

***For disposal of oversized items, appliances, hazardous materials, bulk trash, etc., contact the GVC On-Site Management Office at 301-770-5264.***

11400 Commonwealth Drive • North Bethesda, Maryland 20852-2867  
Telephone 301-770-5264 • Facsimile 301-881-6508 • E-mail: GVC-Office@Georgetownvillage.org



Mark Goldberg

# Planning a Move? Whether buying, selling or renting...work with a Top Pro. Call Mark!

Exceptional service, Proven results --- *Guaranteed!*

- Georgetown Village Community Specialist
- Highly dedicated professional service, *start to finish*
- 30+ years of condominium/HOA expertise
- Complete pre-marketing design and preparation assistance
- 1,000+ transactions of negotiating & marketing experience

"As a long time owner and current landlord I reached out to you for the first time to help me rent my property. Aware that rental properties represent a small return on an agent's efforts compared to selling, my expectations were limited on what I would receive in the way of service from you. Not only did you stage the vacant property's kitchen and baths (I wasn't expecting that), your photography was first rate. Your strong efforts paid off with a quick rental to excellent tenants. I'm thrilled with your professionalism, efforts and results in my behalf. To cap it off, you were a pleasure to work with. I definitely plan to reach out to you for future assistance." *Annie Moore*, owner, 11305 Commonwealth Drive, 302

## Mark Goldberg

Top 1% of Realtors, Nationwide Top 10 Long & Foster Agent

301 351-7200 \* 301 770-9394

[markgoldberg@mrisc.com](mailto:markgoldberg@mrisc.com)

The Gold Standard of Real Estate Services



The Goldberg Group®

The Gold Standard of Real Estate Services

## Georgetown Village Condominium

11400 Commonwealth Drive  
North Bethesda, Maryland 20852-2867

ADDRESS SERVICE REQUESTED

Dated Material -- Newsletter