**April-May-June 2017**



**Visit us at www.georgetownvillage.org**

# PRESIDENT'S CORNER

## By Edward E. Reich

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y wife, Evelyn, and I love walking around the community, especially in the spring when the trees and flowers are in full bloom. I am continually amazed by this island of green space in the midst of high-rises and a sea of concrete. And as development occurs around us, all of it vertical, it makes our property ever more unique.

While walking around the community, we also enjoy sitting on one of the benches near the tot lot and tennis courts. We especially enjoy it now that we have the tot lot, and we can see the joy on the young children's faces as they use the swings, slide, and other equipment.

As we sat on one of those benches recently, and watched the kids play, Evelyn and I got into a discussion about how the community has changed over the years -- changes that have made the community better and stronger.

The most striking, and the reason the tot lot brought it to mind, is that we have many more families with children in the community. That is an evolution that has brought with it increased energy and vitality as we attract and retain young families.

My wife and I are original residents of Georgetown Village, having moved into our apartment as a rental in 1979. It soon became apparent that the developers of the property did not want a lot of children in the community.

While it could not legally discourage families with children, they certainly did not go out of their way to make it attractive to such families. Thus, there was no tot lot back then.

And for many years, this strategy was effective. We had comparatively few families with children, and as our residents without children started their families, they would move. Part of that was wanting a single-family home with a private yard, but also part of it was the absence of any facility where young children could play.

Over the years, this slowly began to change. The change accelerated as the housing market made it more difficult or financially unattractive for families with children to move as they might have done in earlier times.

Recognizing and responding to this change, and after negotiations with our sister community, Old Georgetown Village Townhomes, we built the tot lot. And it proved to be a great success. It not only provides a convenient place to bring young children to play, it has also become a meeting place for parents and children in both communities, to the benefit of both.

The more diverse Georgetown Village is, the stronger it is. Frankly, it took a lot of time and effort to negotiate putting in the tot lot. But when Evelyn and I sit on our favorite bench, hearing the squeals of joy from the young children playing at the tot lot, I know it was all worthwhile. And that we are a better community for it. 

# COMMUNITY CALENDAR

**April Activities**

07 Newsletter Delivery 4:30 p.m.

11 Board of Directors Meeting 7:30 p.m.

**May Activities**

09 GVC Community Sign-In/Social 6:30 p.m.

 Annual Meeting 7:30 p.m.

12 Landscape Committee Walk-About 11:00 a.m.

19 Landscape Committee Walk-About 11:00 a.m.

27 Swim Club Opens 11:00 a.m.

29 Memorial Day On-Site Management

 Office Closed

**June Activities**

02 *GVCouier* Newsletter Deadline 4:30 p.m.

13 Board of Directors Meeting 7:30 p.m.

20 Landscape Committee Meeting 7:30 p.m.

30 Newsletter Delivery 4:30 p.m.

# MC900290138[1]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 letters at this time…*



Georgetown Village Condominium

On-Site Management Office

11400 Commonwealth Drive

North Bethesda, MD 20852-2867

http://georgetownvillage.org

Telephone: 301-770-5264  Fax: 301-881-6508

Email: 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 On-Site 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

Treasurer Mark E. McArdle

**COMMITTEE CHAIRS**

Budget and Finance Mark E. McArdle

Landscape Carol M. Beasley

Marketing and Communications Carol M. Beasley

Security, Safety & Transportation Merry L. Elrod

Election Committee Milton D. Frank/Laura L. Tingle

# BOARD OF DIRECTORS MEETING HIGHLIGHTS

# ***Highlights*** *from the January 10, 2017 Meeting*

* The Board appointed members of the Election Committee for the 2017 Board of Directors election, to be held at this year’s Annual Meeting on May 9, 2017. There will be two Director positions on the ballot this year.
* The Board approved sending the proposed Fiscal Year 2018 Budget to homeowners for review and comment in accordance with the GVC Bylaws and the Maryland Condominium Act.  Written comments will be accepted through February 10, 2017, and a special open session for comments will be held on 7:00 p.m. on February 14, 2017, prior to the monthly Board meeting.
* The Board approved the proposal from Cintas for rental of staff uniforms.

## Highlights from the February 14, 2017 Meeting

* The Board approved the proposal from Associa/CMC for a seventeen-month base period dated November 1, 2017, through March 31, 2019, and two option years thereafter.
* The Board approved a proposal from the John Manougian Insurance Agency, Inc., to renew the Master Insurance Policy coverage for one year.
* The Board approved a proposal from NorGUARD Insurance Company for Workers Compensation Insurance for one year.
* The Board approved a proposal from TOBE Design Group, LLC, for the redesign of the Community Room, the first and second floor

lobbies/restrooms, and the Management Office.



* The Board approved the replacement of lights in building interior common areas with LED bulbs over two fiscal years (FY 17 and FY 18).
* The Board adopted a policy of with respect to replacing the batteries in the smoke detectors and water alarms.
* The Board approved a proposal from Greenlink, Inc., for installation of summer flowers.
* The Board approved a proposal from Greenlink, Inc., for turf restoration.
* The Board approved the reinvestment of reserve funds in two certificates of deposit with staggered maturity dates.

## Highlights from the March 14, 2017 Meeting

* The Board approved the purchase of two certificates of deposit, one for Unappropriated Members Equity and one for Replacement Reserves, with maturity dates to fill gaps in the investment ladder.
* The Board approved the invoice from TOBE DesignGroup for design services relative to the Community Center Renovation.

**ATTENTION ALL RESIDENTS/UNIT OWNERS**

 **RESPONSIBILITIES CONCERNING THE**

 **MAINTENANCE AND REPLACEMENT OF**

 **SMOKE DETECTORS, WATER ALARMS AND BATTERIES**

**(A) The Association will replace and test the batteries annually in the one hardwired smoke detector, equipped with a battery backup system, which is located in the rear hall of each unit. This will be done annually during the Preventive Maintenance Program at no charge to the homeowner/resident.**

**(B) The Association will test one water alarm located in the utility room in each unit once per year, and replace the battery in one water alarm every two years, as suggested by the manufacturer. This will be done during the Preventive Maintenance Program at no charge to the homeowner/resident.**

**(C) The replacement of the hardwired smoke detector and water alarm supplied by the Association, and the installation or replacement of any additional smoke detectors or water alarms, will be at the discretion, responsibility, and expense of the homeowner/resident, and can be handled through the In-Unit Service Program.**

**(D) Except as provided in (A) and (B), replacement of smoke detector and water alarm batteries is the responsibility of the homeowner/resident. The homeowner/resident may arrange for replacement through the In-Unit Service Program.**

**(E) It is the responsibility of the homeowner/resident to check periodically throughout the year to assure that the smoke detectors and water alarms are working, and to immediately replace the batteries if they are not.**

**(F) There will be a charge for labor, smoke detectors, water alarms, and batteries with the In-Unit Service Program.**

**If you have any questions regarding the above policy, please contact the**

**GVC Management Office at (301) 770-5264.**

# IN-UNIT SERVICE PROGRAM

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![C:\Users\Andrea\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\KPD3CCF3\MC900040458[1].wmf]()ne of the advantages of living at Georgetown Village Condominium is the availability of the In-Unit Service Program. This program allows owners and residents to take advantage of having Association staff members who can make minor repairs and perform handyman-type services. The response time averages 48 hours from the time the call is placed with the On-Site Management Office. Owners and residents using the In-Unit Service Program find it to be convenient and the staff courteous and reliable.

The service is available Monday through Friday, 8:00 a.m. - 4:00 p.m., except legal holidays. The Labor Charge is $60.00 per hour with a half-hour minimum ($30.00). After the first half hour, rates are billed on a quarter hour basis. Some services have flat rate charges, which include parts, materials and labor. The services covered and the flat rate charges are available from the On-Site Management Office and on the GVC website.

Emergency Services for fire, water leaks, and health and safety incidents also are available after standard business hours (i.e., evenings and weekends). There is a $185.00 minimum charge for these after-hours services

# Rules Reminders for Summer

## Barbecuing and Grilling:

Barbecuing, grilling, and/or any other form of cooking on patios, balconies or common grounds is strictly prohibited by the Association, as well as Montgomery County laws.

## Flowers and Flower Pots/Planters:

In-ground plantings and placement of potted plants and the like beyond patio areas are prohibited. For safety reasons, no flower pots or other objects can be hung on balcony railings so that they extend beyond the balcony edge (i.e., on the outside of the railing).

## Noise:

Residents should refrain from making any disturbing noise (including the playing of radios, TV’s, musical instruments, and the like) in their unit, on a patio or balcony, or in the common areas, that would interfere with the rights, comfort, or convenience of other residents. A “no sounds” policy is in effect from 11:00 p.m. to 7:00 a.m. This means that no noise from inside a unit, patio or balcony should be audible in any other unit or in any of the common areas during these hours.

For more complete information, visit the GVC web site at: [*http://georgetownvillage.org/rules*](http://georgetownvillage.org/rules)*.*

# LANDSCAPING NOTES

## By Carol Beasley, Landscape Committee Chair

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s a reminder, residents who wish to install spring or summer flowers on the grounds (e.g., in the ground around the buildings, next to patios, or around trees) must receive approval of the Board.

Contact the On-Site Management Office, 301-770-5264 to review the process for receiving the Board’s approval.

# MC900388766[1]Annual Meeting

## All Owners Welcome at Annual Meeting

## The Annual Meeting Council of Unit Owners of the Georgetown Village Condominium will be held in our Community Center on

## Tuesday, May 9, 2017.

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VC’s annual meeting is the best opportunity for you to learn about this year’s events and get caught up on everything happening in our community. Here are a few meeting activities you won’t want to miss:

* Meet Board members, committee members, On-Site Managers and your neighbors.
* Get an update on all current and future scheduled projects.
* Review the approved budget and discuss how your assessments are being used and reserves are being invested.

**Resident Registration and Social will begin at 6:30 p.m. The meeting will begin at 7:30 p.m.**

At this year's meeting, there are two positions to fill on the Board and there are two candidates, both of whom are incumbents.

The election will be held at the annual meeting on May 9th, but this meeting can only take place if we have a quorum of homeowners. If you do not plan to attend the May meeting, please complete the Proxy and Ballot that will be mailed to you in April, and return them to the On-Site Management Office as soon as you can, but no later than May 9th . If you plan to attend, you may bring your ballot with you.

# PROOF OF MASTER INSURANCE COVERAGE

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f you are informed by your mortgage company that it needs evidence of GVC’s Master Policy coverage, please fax/e-mail/scan a copy of the notification letter to the Association’s insurance agency, the John Manougian Insurance Agency. Alternatively, you may order a certificate from the Agency’s website, [www.manougianinsurance.com](http://www.manougianinsurance.com). Select the “Request a Certificate of Insurance” icon.

Fax your notice to: 301-588-5177 or Email your notice to: certificate@manougianinsurance.com

Should you have any questions about the Association's coverage or about your own coverage in relation to the Association’s policies, you may call Chris Manougian at the John Manougian Agency, 301-588-6585, ext. 101.

# HO-6 POLICY COVERAGE

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his is a reminder to provide a copy of the declarations page of the ***H-06 insurance policy*** for your unit(s) at Georgetown Village Condominium to the On-Site Management Office.  As you may know, we update this information each year to assure that it is current for communication and emergency purposes.  You may provide the declarations page yourself, or, to make it easier, contact your insurance carrier and have them add Georgetown Village Condominium as a "certificate holder."  By doing this, when you renew your policy, GVC automatically will get a copy of your declarations page, eliminating the need for you to remember to send a new one to the management office.  And, if your insurance should be cancelled, GVC will be notified.

# BICYCLE STORAGE RACK LOTTERY

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t is time for the annual “**bicycle storage lottery**.” GVC has a limited number of indoor bicycle storage racks that you may “rent” on an annual basis. The assignment of the indoor racks is based on a lottery. The lottery takes place annually with preference given to those residents who did not have the use of an indoor rack during the previous year. The indoor bike racks will be available from Monday, June 5, 2017, through Friday, June 1, 2018.

To take part in the lottery you must submit a Bicycle Storage Application. This form may be obtained from the On-Site Management Office, or you can call the office to arrange to have an application sent to you. Only one (1) application, for one (1) bicycle, will be considered.

![MC900310946[1]]()

To apply for the lottery, submit an application and the annual fee of $35 in a check for the full amount made payable to Georgetown Village Condominium. Applications are due no later than 4:30pm on Friday, May 26, 2017.

As a reminder, there are outdoor bike racks located throughout the community in the parking areas at 11401 and 11315 Commonwealth Drive and 5811 Edson Lane. Storing a bicycle on one of these racks is free, but you are strongly encouraged to secure your bike to the rack with a strong lock to prevent theft. GVC assumes no responsibility for bicycles stored on either indoor or outdoor racks.

# MONTHLY CONDO FEE PAYMENTS

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our monthly condominium-fee payment is due by the first of each month. The period from the first to the 15th of each month is a grace period only and should not be used as a substitute due date. The purpose of the grace period is to allow extra time when making your payment by the first of the month would create a special hardship or in case of a delay in postal delivery. The 15th of the month is the absolute end of the grace period. If your payment reaches the bank after the 15th, you will be charged a late fee. There are three ways to make your condo fee payments:

**By U.S. mail**. Coupons for mailing your payments are provided by CMC. Make your check payable to Georgetown Village Condominium. Use the pre-printed coupons and envelopes to mail your monthly fees to: Georgetown Village Condominium Association, c/o Community Management Corp, P.O. Box 61148, Phoenix, AZ 85082-1148.**On-line through your bank**. Indicate that the payee is Georgetown Village Condominium and use the Account Number provided in your coupon book. The transaction should be sent to: Georgetown Village Condominium Association, c/o Community Management Corp, P.O. Box 61148, Phoenix, AZ 85082-1148.

**Or the easy way- Via direct debit**. Enroll in the CMC Direct Debit Program, which automatically pays your fees through direct debit on or about the third business day of each month. This service involves no additional cost to you. To obtain a Direct Debit form, visit the On-Site GVC Management Office (301-770-5264) or download the form from the GVC website at ([http://georgetownvillage.org)](file:///%5C%5CGVC%5CUsers%5CTHOM%5CDocuments%5CFiles%5CNewsletter%5C2012%5C%28http%3A%5Cgeorgetownvillage.org%29). Click on "Printable Forms" and then on [Direct Debit Payment Authorization Agreement Form](http://georgetownvillage.org/item_list.asp?subcat=84&subtitle=Direct+Debit+Payment+Authorization+Agreement+Form). Print and complete the form, attach a voided check and return the form with the voided check by mail or fax to Community Management Corporation, 4840 Westfields Blvd., Suite 300, PO Box 10821, Chantilly, Virginia 20153-0821 *FAX:* 703.631.9786. Processing time is approximately three weeks, so you are encouraged to submit your request early in a month to provide enough time for the debit to take place the next month. You can direct questions about the status of your request to our CMC representative, Lisa Richardson, 703-631-7200, extension 218.

As a reminder, condo-fee payments cannot be made at the GVC On-Site Management Office.