

Georgetown Village COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

May ~ June ~ July ~ August 2019

Visit us at www.georgetownvillage.org

PRESIDENT'S CORNER

By Edward E. Reich



This year's Annual Meeting of the Georgetown Village Council of Unit Owners will be held on Tuesday, May 14, 2019, in the Georgetown Village Condominium Community Room. The social part of the Meeting will begin at 6:00 PM, and the business part of the Meeting will start at 7:00 PM. I look forward to seeing many of you there.

Why should you go to the Annual Meeting? I can think of at least four good reasons.

The first is the social hour that precedes the business portion of the meeting. To me, that is one of the highlights of the year. It is a chance for homeowners to meet in an informal setting, not only the Board Members and Managers but also other homeowners. I particularly enjoy meeting new neighbors, and homeowners who do not usually attend Board meetings. It is interesting, informative, and fun.

The second, and to some the most inviting reason to attend the Meeting, is the array of refreshments, soft drinks, and wine set out for you to enjoy during the Meeting. We have Thom German, our On-Site Manager, to thank for that. The meatballs alone make the Meeting worthwhile.

The third is the opportunity to hear, from the President and our Committee Chairs, what has been going on in the community over the past year, and what is anticipated for the coming year. It is a great chance to learn more about our community, as well as other matters of interest.

The fourth is the chance to vote for the election of two members to the Board of Directors, if you have not already voted by proxy. The election of Board Members is the most significant decision relative to the community that homeowners are asked to make each year.

For most of us, our condominium unit is not only our home, but it is probably the largest single investment we have. Why would you not want to take one evening a year to learn more about your community?

Of course, it is always our hope, after the Annual Meeting, that some of the homeowners will decide to become more active in the Association's operations, particularly by joining one of our three standing committees. Each committee plays an important role in providing guidance to the Board on matters within its jurisdiction.

The Budget and Finance Committee plays a very valuable role by meeting with Board Members and Management each December to review in great depth the draft budget for the next fiscal year. The product of that joint meeting forms the basis of the proposed budget, which is subsequently sent to homeowners for their review and comment. Members of the Budget and Finance Committee also meet with Board Members, GVC Managers, and the community's independent auditor to review the draft audit each year.

The Security, Safety, and Transportation Committee, as the name suggests, reviews in depth issues regarding the community's safety, security, and transportation. During the past year, the two very significant areas of focus were the community's interior and exterior lighting, and the replacement of the current aged building entry door systems.

The work of the Landscape Committee is clearly visible in the natural beauty of the community. The Landscape Committee makes recommendations to the Board on landscape improvements each year, annual flower choices, tree pruning and removal, and other landscape-related matters.

I hope you will take an interest in at least one of these areas, and choose to become more active in guiding and managing our community by joining the appropriate committee.

See you on May 14. And save some meatballs for me.

COMMUNITY CALENDAR

May Activities

- 14 Annual Meeting of the Council of
Unit Owners 7:00 p.m.
17 Landscape Committee Walk-around 2:30 p.m.

June Activities

- 11 Board of Directors Meeting 7:30 p.m.
18 Landscape Committee Meeting 7:30 p.m.
21 GVC Courier Newsletter Deadline 4:30 p.m.
26 Board of Directors/Budget & Finance
Meeting 7:30 p.m.

July Activities

- 04 Independence Day On-Site Office Closed
09 Board of Directors Meeting 7:30 p.m.
16 Landscape Committee Meeting 7:30 p.m.

August Activities

- 13 Board of Directors Meeting 7:30 p.m.
20 Landscape Committee Meeting 7:30 p.m.

BOARD OF DIRECTORS

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

COMMITTEE CHAIRS

Budget & Finance	Mark E. McArdle
Landscape	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod
Election	Milton D. Frank

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.

PEPCO

*To report a power outage
or to find out when power will be
restored, call 1-877-757-2662*

Telephone Number Changed?

Has your home, cell or office telephone number changed? Please call or email the Management Office with your updated information.

Georgetown Village Condominium
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

BOARD OF DIRECTORS MEETING HIGHLIGHTS

Highlights from the February 12, 2019

- The Board approved the proposal from the John Manougian Insurance Agency, Inc., to renew Master Insurance Policy coverage for one year.
- The Board approved the proposal from NorGUARD Insurance Company for Workers Compensation Insurance for one year.
- The Board approved a proposal from Greenlink, Inc., for summer annuals.

Highlights from the March 12, 2019

- The Board approved a proposal from ADT/Protection 1 for the installation of 19 new front door access control systems.

Highlights from the April 9, 2019

- The Board approved a proposal from Twin Lakes Electric to install step lights at the front entrance stairs of the Community Building.
- The Board approved the reinvestment of two certificates of deposit for the Replacement Reserves account.

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TRASH AND RECYCLING REMINDER

Recycling materials are picked up on Mondays and Thursdays. Trash is collected every day, except on Sunday or a Federal Holiday. To keep the trash

rooms manageable over the weekend, please place as much trash as possible in the cans on Friday night for early Saturday morning pick-up.



OUTDOOR BICYCLE RACKS

There are outdoor bike racks located throughout the community, in the parking areas at 11401, 11415 and 11315 Commonwealth Drive and 5811 Edson Lane. Storing a bicycle on one of these racks is free, but you should secure your bike to the rack with a strong lock to prevent theft. GVC assumes no responsibility for bicycles stored on these racks.

By Friday, May 17, GVC will remove from these racks bicycles that are not locked or are damaged and not repairable to provide room for others to use. Notices will be posted on the tack strips in all buildings to remind you to secure your bike.

Check your bike today to be sure it is locked and in good working order.

* * * * *

BUG SQUAD

Georgetown Village Condominium maintains a contract with an extermination company for your convenience. This service is provided at no additional cost to the unit owner.



The company services the Georgetown Village community every Thursday. To arrange for this service, call the Management Office one or two days before the Thursday you desire service.

Rental License Required

Montgomery County law requires owners to obtain a Rental Housing License from the Department of Housing and Community Affairs before offering a residential property for rent. For assistance and more information, please call **240-777-3666**

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 14, 2019 at 7:00 p.m.

GVC'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 agenda items and meeting activities you won't want to miss:

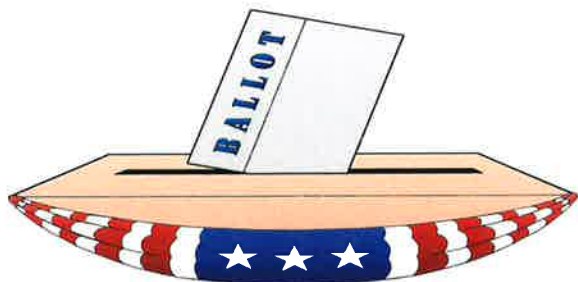
- Meet Board and committee members and the On-Site Managers.
- Get an update on all current and future scheduled projects.
- Review the proposed budget and discuss how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Come and introduce yourself to the Board, the On-Site Managers and your neighbors, and find a wealth of information about your community!

Resident Registration and Social will begin at 6:00 p.m.

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

The election will be held at the Annual Meeting on May 14, 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 14th. If you plan to attend, you may bring your ballot with you.



TOYS FOR TOTS

2018 CAMPAIGN

Again this year, we participated in the Toys for Tots donation drive. The toy drive was a huge success. This was possible because of the generosity of our homeowners and residents: the kindhearted people of Georgetown Village Condominium.

We missed the toy pickup by the Marine Corps but were encouraged by Montgomery County Public School System to deliver our overflowing boxes a local elementary school that would be in need. We were able to deliver over 200 toys to the Weller Road Elementary School. Please see the letter below from one of our homeowners who help us deliver the joy to these children.

* * * * *

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.*



I would like to thank all the residents of Georgetown Village who donated toys this year for the Toys For Tots holiday collection. This year about 200 toys were delivered to Weller Road Elementary school in the Rockville/Wheaton area. This school is one of many Title 1 schools in the MCPS community. Schools that have a Title 1 label mean that the majority of their community is struggling financially. I am a retired MCPS teacher myself, who is now volunteering in a first grade class at Weller Road. I see personally everyday how little these children have and any present provided for them will bring them much joy! Over 80 or more families were given the opportunity through your generosity to provide a gift for their child. Thank you again for your thoughtfulness and efforts

Laura A. Niamark,

11315 Commonwealth Drive.

8TH ANNUAL FOOD DRIVE

FOR MANNA FOOD CENTER

Fighting hunger & feeding hope

in Montgomery County!

November 2018

Our goal was to collect 304 pounds of non-perishable food to stock the shelves of the food center. We again surpassed our goal by delivering **over 600 pounds of food** to the Manna Food Center.

* * * * *

NEW DRYER VENTS NOW AVAILABLE

GVC Management has found a new type of dryer vent that does not require water! The updated vent, known as *BetterVent*, uses a screen and a polyester filter that collects lint, pet hair and other small particles.

The vent is installed on a vertical wall close to the dryer and to attached to a standard 4" metal flex duct, that passes air from the dryer to the vent.

This new dryer vent kit eliminates the need to constantly watch the water level in your current filter container. It can be easily cleaned by releasing the door latch, removing the accumulated lint from the screen and filter, and closing the door. It is recommended the filter be cleaned every 3-5 dryer loads by vacuuming it or replacing it when it becomes obstructed with lint. The filter cannot be washed.

You can purchase a BetterVent through the GVC In-Unit Service Program. The cost for the vent and installation is \$85.00. Additional 6-pack replacement filters is \$15.00. A replacement metal flex duct is \$20. Contact the GVC Management Office on 301-770-5264 to order a vent and schedule your installation.

To view the BetterVent online, go to www.adr-products.com

* * * * *

DRYER SAFETY

You can help prevent a fire.

To prevent a possible fire, lint in the dryer lint screen should be removed and cleaned after every use. It is also important that the screen be cleaned after prolonged use of liquid fabric softeners or dryer sheets. The residue left from their use also could cause a fire. If you use these products, periodically clean the lint screen in hot soapy water (a great use for an old toothbrush!). In addition to addressing a possible safety issue, regularly cleaning the residue from the lint screen may help keep your dryer working longer and more efficiently. Lint in the dryer hose should be removed at least once a year. You can clean the hose yourself or contact the Management Office to make an appointment for this work..

Finally, please only use your dryer when you are in your unit—do not leave an unattended dryer running.

* * * * *

ROOF HATCH KEY TO HEAT PUMPS

If the roof or attic of your building needs to be accessed by a service contractor for any reason, such as for the repair or replacement of a heat pump, the contractor will need to pick-up a key during normal business hours (Monday through Friday, 8:00 a.m. to 4:30 p.m.) The flat roofs and attics of the GVC buildings are secured areas and a roof hatch key is only available to the licensed contractor who will need a 6 foot ladder to reach the locked roof hatch. Because the roof areas have 12 heat pumps and high-voltage electrical equipment, unit owners and residents are not permitted on the roof or in the attic areas. The heat pumps and disconnect boxes are clearly marked with unit numbers. Expensive and specialized equipment and insurance liability make it necessary for these areas to be secured.

If emergency HVAC service is necessary after hours or on weekends or holidays, arrangements with the On-Site Office can be made for a staff member to provide access to the roof areas. There is no charge for this service.

IN-UNIT AND EMERGENCY SERVICE PROGRAMS

One 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 on hand to 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 our In-Unit Service Program find the program to be convenient and our staff courteous and reliable.

The service is available Monday through Friday, 8:30 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 ¼ hour basis. Some services have a Flat Rate Charge, which includes labor, parts, and materials. Flat Rate Charge services include replacing kitchen light bulbs, re-keying unit entrance door locks, replacing mail box locks and replacing balcony or patio door rollers. The rates are available from the Management Office and on the GVC website.

Emergency Services are available for fire, water leaks and health and safety incidents. However, there is a \$180.00 minimum charge for this after-hours service.

Lockout Service is available during non-business hours for a fee of \$85.00. When the Management Office is open, there is no charge to borrow a key if you are locked out.

If you have a household emergency or are locked out during non-business hours, call 301-770-5264. The answering service will relay your call to our "on-call" personnel, who will return your call and determine the appropriate action.

PLANNING A PARTY?

Our Community Room is available to rent for that special occasion.

Reservations for weddings, receptions, baby showers, Bar Mitzvahs, birthdays, anniversaries, or any other event, are now being accepted. This recently renovated room is a medium-sized space (occupancy limited to 70 persons) with two outdoor balconies, a kitchen, and restrooms. Large wide-screen television and audio center, folding chairs, round and banquet tables are available for your use. Contact the Management Office for details.

SPRING IS HERE!

It's time to sit out on your patio or balcony and enjoy our beautiful surroundings. To help maintain the appearance and ambiance of our community, please note the following:

- *Only furniture designed specifically for outdoor use may be used on balconies and patios.*
- *Plantings and placement of potted plants beyond patio areas are prohibited unless you have applied for, and were granted, permission by the Board.*
- *One-sided flower pots and/or boxes must be hung on the **inside** of the balcony railing. Double-sided flower boxes can be placed across the railing and planted on both sides.*

FRONT DOOR ACCESS SYSTEM

Our security system can protect us only if we use it properly.

Please do not open or hold
the front or rear entrance doors for

ANYONE

unless you know them.

The front doors typically need adjustment as temperatures change. Residents are urged to report any problems with the front doors not closing properly as soon as they occur.

These precautions are for your safety and security, and that of your family and neighbors.



Swim Club

OPENS

Saturday, May 25



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- Townhouses
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Mark Goldberg

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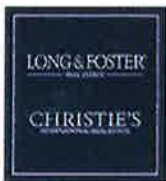
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