

# Georgetown Village

# COURIER

For  
and  
about  
the  
residents  
of  
Georgetown  
Village  
Condominium

July - August - September 2011

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

## PRESIDENT'S CORNER

By Edward E. Reich \_\_\_\_\_



Summer has come to Georgetown Village Condominium, and what a beautiful summer it is. For me, as well as many others in the community, the swimming pool is the key to a great summer. The pool itself is magnificent, a real jewel in a natural setting. And, so far this year, things have been going really well. We have a fine crew of lifeguards, and revenue (from townhouse-residents' memberships and from guest fees) is up.

For the first time, the swimming pool has been supplemented by our new playground. It has proven to be a great addition to our neighborhood, providing a convenient and safe place for children to play within the Georgetown Village grounds. It has become a real focal point for parents with young children in both our community and the neighboring Old Georgetown Village townhouses, which co-funded the project.

As if that weren't enough, the property has never looked better, thanks to our passionately dedicated Landscape Committee. The Landscape Community works hard, year in and year out, to enhance the beauty of the property. Georgetown Village's spacious park-like setting is a wonderful refuge in a bustling neighborhood, and that will be even more the case as more and more of the surrounding neighborhood gets turned into high-rise buildings.

While appreciating and tending to the grounds at Georgetown Village, we continue to freshen and upgrade the interiors of our residential buildings as well. Most recently, we completed the installation of new lighting, generally to rave reviews from our homeowners. Many homeowners have commented favorably on how much brighter and warmer the new, energy-efficient lighting is. Now that the new lighting is in place, the Board will consider the next phase of the multi-year renovation

project: whether to replace the tile in the entrance foyer. Painting and recarpeting are anticipated for next year.

Also, we are starting to see the benefits of the development taking place just beyond our gates. The North Bethesda Market Phase I is now open, featuring Whole Foods. And a proposed site plan was recently submitted to the Montgomery County Planning Board for the first phase of the redevelopment of Mid-Pike Plaza. On June 22, representatives from Federal Realty Investment Trust presented a briefing to our homeowners on the proposed plan. It certainly holds the promise of transforming the area with a mix of retail, residential, and business uses, all within walking distance of Georgetown Village.

Of course, the primary focus of the Board and our on-site managers is the day-to-day running of the community. On May 10, we had a successful Annual Meeting and Board Election. Susan Kessler and I were reelected to the Board, and the Board elected the same slate of officers as last year. We are proud and privileged to be able to serve.

We recently completed our analysis of contractor proposals for a new financials-only management contract, effective November 1, and we decided to continue our long-standing relationship with Community Management Corporation. We are pleased with the current working relationship, and CMC made a very attractive proposal that will provide savings to the community in our management contract expenses – always appreciated in tight economic times.

I hope it has been a great summer for you, and I hope you are taking advantage of all that Georgetown Village has to offer. Whether you go to the swimming pool (a great place to relax and get fresh air even if you don't swim), play tennis, or just walk around the beautiful grounds, Georgetown Village is the place to be.

## COMMUNITY CALENDAR

### August Activities

09 Board of Directors Meeting 7:30 p.m.  
 15 OGVHOA Board of Directors Meeting 7:00 p.m.

### September Activities

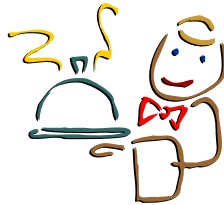
05 Labor Day On-Site Office Closed  
 Swim Club Closes for Season 6:00 p.m.  
 12 OGVHOA Board of Directors Meeting 7:30 p.m.  
 13 Board of Directors Meeting 7:30 p.m.  
 27 Landscape Committee Meeting 7:30 p.m.

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## RECIPE CORNER

### Frozen Blueberry Lemonade

3 cups ice  
 1 ½ cups blueberries  
 1 cup lemonade concentrate  
 ½ cup fresh mint leaves  
 1/4 cup confectioners' sugar



In a blender, combine all ingredients and puree until smooth. Garnish with mint sprigs.

\* \* \* \* \*

### Fresh Peach Cobbler

4 cups peaches, peeled and sliced  
 1 cup flour  
 1 cup sugar  
 1 teaspoon baking powder  
 1 egg  
 1/3 cup melted butter  
 3/4 teaspoon cinnamon

Mix together flour, sugar, baking powder and egg. Place peaches in a 9 x 13 glass dish and sprinkle dry mixture over peaches. Pour butter over top and sprinkle with cinnamon. Bake at 350 degrees for 40 minutes, or until golden brown. Serve warm with vanilla ice cream or whipped cream.

\* \* \* \* \*

## BOARD OF DIRECTORS

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

## COMMITTEE CHAIRS

Budget & Finance	Leesa N. Weiss
Election	Andrea M. Powell
Landscape	Carol M. Beasley
Marketing & Communications	Carol M. Beasley
Security, Safety & Transportation	Merry L. Elrod

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.

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](mailto:GVC-Office@Georgetownvillage.org)  
 Business Hours: Monday through Friday  
 8:00 a.m. to 4:30 p.m.  
 Closed Saturday, Sunday and Holidays

**COMMUNITY MANAGEMENT CORPORATION ANNOUNCES ITS "ASSOCIERGE" PROGRAM**

Community Management Corporation, GVC's management company, is announcing its "Associerge" program and has requested that its flyer be provided to GVC homeowners. This program is designed to assist members with a broad range of personal services, such as travel arrangements, event tickets, dining reservations, and more. This program is free to GVC homeowners.

GVC has decided to include this flyer as an insert to this newsletter because it appears to offer service which may be of interest to GVC homeowners. Membership is entirely at the discretion of the homeowner – you may sign up, or not, as you choose.

Please note that Georgetown Village Condominium is not affiliated with this program. Providing this notice to you does not constitute any endorsement by GVC, nor can GVC become involved in any transaction, or resolve any issue that might arise under the Associerge program.

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**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.*

**Rules Reminders for Fall**

**Storage of Large Items:** Bicycles, tricycles, baby carriages, strollers or similar objects must be stored within a resident's unit or in the unit's designated storage bin. None of these items may not be stored on balconies or patios, or in the public halls, under stairwells, in trash rooms, passageways (such as sidewalks), or in other public areas of the buildings.

Many trash rooms are equipped with bicycle racks, which may be rented on an annual basis beginning each June. Contact the Management Office for further information. Additional outdoor bike racks are available in the 11300 and 11400 blocks of Commonwealth Drive and in the 5800 block of Edson Lane. These are available free year round on a first come, first serve basis.

**Patios and Balconies:** Residents must take care when using patios and balconies. Please do not beat/shake rugs, sweep litter, leaves or dirt, or drop any items (including cigarette or cigar ashes or butts) onto a neighbor's patio or balcony.

**FY 2010-2011 AUDIT**

The Association's final audit for Fiscal Year 2011 is completed and available in the On-Site Management Office. If you wish to review it, contact the Office to make arrangements to do so.

## BUG SQUAD

Georgetown Village Condominium maintains a contract with an extermination company, and this service is provided at no additional cost to the unit owner. The company services the Georgetown Village community every Thursday.



To arrange for extermination service for your unit, call the Management Office at least one or two days before the Thursday you desire service.

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## TRASH AND RECYCLING REMINDER

Materials for recycling are picked up on Tuesdays and Fridays. Trash is collected every day, except Sundays and Federal Holidays.



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.



## 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 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 On-Site Management Office and on the GVC website.

Emergency Services are available for fire, water leaks and health and safety incidents. However, there is a \$185.00 minimum charge for this after-hours service.

Lockout Service is available during non-business hours for a fee of \$65.00. 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.

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### Telephone Number Changed?

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

## WEATHER REMINDERS FOR SUMMER

As we all know, severe weather can occur during the warm summer months. This is a brief reminder of severe weather warning signs and a checklist of items you might want to consider and supplies to have on hand.

The National Weather service issues a warning when hazardous weather, such as a severe thunderstorm, hurricane or tornado, is occurring, imminent or likely. A warning means weather conditions pose a threat to life or property. People in the path of the storm need to take protective action.

The National Weather Service issues a watch when the risk of a hazardous weather event, such as a severe thunderstorm, hurricane or tornado, has increased significantly, but its occurrence, location or timing is still uncertain. It is intended to provide enough lead time so those who need to set their plans in motion can do so. A watch means that hazardous weather is possible. People should have a plan of action in case a storm threatens and they should listen for later information and possible warnings especially when planning travel or outdoor activities.

If the National Weather Service issues a tornado or a hurricane watch, remind family members where they should go, and listen to the radio or television for further developments. The danger is very serious and everyone should go to a safe place, turn on a battery-operated radio, and wait for further instructions.

### What to Do Before, During, and After Severe Weather Event

#### Before:

- ▶ Discuss with family members the difference between a watch and a warning.
- ▶ If family members are separated during a tornado or hurricane (you might be at work and children might be at school), have a plan for getting back together.
- ▶ Ask an out-of-state relative or friend to serve as the “family contact.” After a disaster, it’s often easier to call long distance. Make sure everyone in the family knows the name, address, and phone number of the contact person. Have a backup “family contact” in case the first one is not available.
- ▶ Check your patio or balcony and remove any objects that could be moved or become airborne

by a heavy wind. If you have a heavy object, such as a wrought iron plant shelf, on your balcony or patio, lie it flat on the concrete floor.

- ▶ Make up a disaster kit with supplies on hand or that can be gathered quickly, including the following:

- Flashlights
- Extra batteries
- Essential medicines
- First aid kit and manual
- Portable, battery operated radio
- Cash and credit cards
- Emergency food and water
- Sturdy shoes
- Non-electric can opener
- Your cell phone

#### During:

##### *At home:*

- ▶ Go to an inner hallway, the foyer on your floor, or to a smaller inner room without windows, such as a bathroom or closet.
- ▶ Stay away from windows in your unit. If possible, get under a piece of sturdy furniture and use your arms to protect your head and neck, or use a heavy blanket or pillow to protect your head. Stay away from corners because they tend to attract debris.

##### *At work or school:*

- ▶ Go to the basement or to an inside hallway at the lowest level.
- ▶ Avoid places with wide-span roofs, such as auditoriums, cafeterias, large hallways, or shopping malls.
- ▶ Get under a piece of sturdy furniture, such as a workbench or heavy table or desk, and hold on to it. Use your arms to protect your head and neck.

##### *Outdoors:*

- ▶ If possible, get inside a building.
- ▶ If shelter is not available or there is no time to get indoors, lie in a ditch or low-lying area or crouch near a strong building. Be aware of the potential for flooding.
- ▶ Use your arms to protect your head and neck.

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*In a car:*

- ▶ Never try to out-drive a tornado in a car or truck. Tornadoes can change direction quickly and can lift and toss your vehicle through the air.
- ▶ Leave the car immediately, and take shelter in a nearby building.
- ▶ If there is no time to get indoors, get out of the car and lie in a ditch or low-lying area away from the vehicle. Be aware of the potential for flooding.
- ▶ Never attempt to drive through a flooded area; your car will likely stall, leaving you vulnerable.

*After:*

- ▶ Turn on radio or television to get the latest information.
- ▶ Stay out of damaged buildings. Return home only when authorities say it is safe.
- ▶ Use the telephone only for emergency calls.
- ▶ Take pictures of damage to the unit and its contents for insurance purposes.
- ▶ Remember to help neighbors who may require special assistance (people with infants, the elderly, and people with disabilities).

*Utilities:*

- ▶ Look for electrical system damage in your unit. If you see sparks or broken or frayed wires, or if you smell hot insulation, turn off the electricity at the main fuse box or circuit breaker. Do not step in water to get to the fuse box or circuit breaker; call an electrician for advice.
- ▶ Check for sewage and water line damage. If water pipes are damaged, contact the GVC Management Office or the water company for guidance and avoid using tap water.

More complete information about severe weather and preparedness measures can be found on the NOAA or CDC websites at the following URLs:

NOAA: <http://www.noaawatch.gov/>

CDC: <http://emergency.cdc.gov/>

## **ELECTION DAY VOLUNTEERS**

Included as an insert to this newsletter is a flyer outlining the need for volunteers to serve as Election Judges for the upcoming primary and general elections to be held in 2012. If you are interested, contact the Election Judge Program as shown in the insert.

### **PEPCO**

*To report a power outage  
or to find out when power will be  
restored, call 1-877-737-2662*

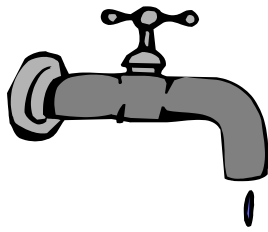
### **Rental License Required**

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**

**The Board and Management  
welcome your comments and suggestions.**

**It is requested that any issues, comments or concerns be raised with the On-Site Management Office rather than directly with individual Board members to assure consideration by all concerned.**

**UTILITIES AT GVC:  
Water and  
Electricity**

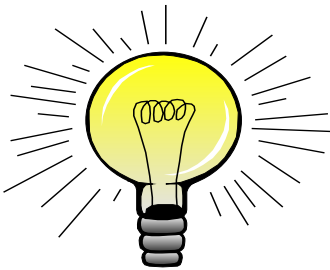


There are two utilities with which homeowners at GVC are familiar: electricity and water.

The water bill is a “common charge” at GVC and is paid as part of each unit owners condominium assessment. The on-site Management Office will call WSSC (Washington Suburban Sanitary Commission) if there is a general water-related problem. For within-unit water problems, contact the Office on 301-770-5264.

Electricity is an individual charge and each homeowner is responsible for his/her own electrical bill. The electricity provider for Montgomery County is PEPCO ( Potomac Electric Power Company). As most residents of GVC are

aware, it is not uncommon to have occasional electrical power outages, with occasional outages lasting for extended periods of time.



Individual homeowners or residents should call the PEPCO emergency number, 1-877-737-2662 to report an

outage. This is the only way, PEPCO will know that your unit is affected by a power outage. This is a 24-hour reporting line with an automated system. Residents who call this number will be asked for their phone number to verify the location of the power outage. A call- back option is provided so that the resident will be able to learn the status of the outage.

**MARISA'S DAY CARE**

Close-by Licensed Day for infants and up

301-984-1295

11408 Dorchester Lane  
Rockville, MD 20852

**GVCourier Staff**

Editor	Carol M. Beasley
Editorial Assistants	Susan M. Kessler Andrea M. Powell
Layout/ Production	Thomas W. German

The *GVCourier* encourages volunteer reporters to write individual committee columns and to assist staff in bringing residents complete coverage of events and actions in the community. The *GVCourier* published four (4) times yearly.

**Georgetown Village Condominium  
~ Staff ~**

Thomas W. German	On-Site Manager
Andrea L. Martin	Assistant On-Site Manager
Francisco A. Moran	Senior Maintenance Technician
Cristian E. Roque-Montano	Maintenance Technician

*Building Services*

Larry D. Mathews  
(Buildings: 11409, 11415, 11419, 11423)

Michael L. Dorsey  
(Buildings: 5815, 5817, 5821, 11401, 11405)

William Slaughter  
(Buildings: 5801, 5805, 5809, 5811, 11309)

Pedro Vargas  
(Buildings: 11301, 11305, 11315, 11319, 11323)



