

Georgetown Village

COURIER

For
and
about
the
residents
of
Georgetown
Village
Condominium

May - June 2007

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PRESIDENT'S CORNER

By Edward E. Reich _____



On May 8, Georgetown Village Condominium held its 2007 Annual Meeting, as well as its election for members of the Board of Directors. I'd like to thank those homeowners who attended, and those who participated in the election by filing a proxy ballot. I'd also like to thank the members of the Election Committee and our On-Site Management staff who helped obtain the necessary quorum to allow the meeting to take place.

At the meeting, I was pleased to be able to report that the year just ending was marked with many significant accomplishments. Set forth below is my President's Report to the 2007 Annual Meeting.

Georgetown Village Condominium continues to thrive as a beautiful and vibrant community, thanks primarily to its excellent managers and staff, and its dedicated homeowner volunteers.

Staff Changes: While on the subject of staff, we were pleased to welcome two new maintenance technicians this year, Francisco Moran as our Senior Maintenance Technician and James Petrakis as our Junior Maintenance Technician. They replaced staff who left during the year to advance their career aims.

Francisco and James join our wonderful management team, On-Site Manager Thom German and Assistant On-Site Manager Mary Anne Ettawageshik, and our four dedicated and hard-working Building Service Technicians, Michael Dorsey, Larry Rivers, Will Slaughter, and Pedro Vargas, in completing our staff.

This year, Georgetown Village Condominium moved forward in a number of significant ways. Summarized below are just a few of the more notable projects.

Community Center Renovation: As the year ended, we just completed the first total renovation and modernization of the Georgetown Village Condominium Community Center in over 20 years. This includes both the Community Room and the On-Site Management Office, as well as the lobbies, kitchen, and bathrooms. As you may know, the Community Room is used for the community's business and social events, and as a source of rental income.

This renovation and modernization was long overdue. It not only provides a fresh look to the Community Center but also allows for greater energy efficiency and elimination of some potential safety hazards. This renovation should benefit the community for many years to come. It should also enhance the attractiveness and utility of the Community Room (with modern kitchen appliances) as a source of revenue from rentals. I hope you will have the opportunity to attend a meeting or event in the Community Room and see for yourself how attractive it is.

Verizon FiOS: Another major project has been working with Verizon on wiring the community so that Verizon can offer its FiOS service to our homeowners and other residents. This will provide the possibility of bundled telephone, Internet, and television service through Verizon. The current Comcast service will also continue to be available. Homeowners will be free to choose either service or none as suits their needs. There is no cost to the community in offering the FiOS service, and it should enhance the value of the community in resales and rentals. We will provide more details as they become available.

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COMMUNITY CALENDAR

June Activities

07 Long-Range Planning Meeting	7:30 p.m.
12 Board of Directors' Meeting	7:30 p.m.
15 <i>GVCourier</i> Newsletter Deadline	5:00 p.m.
18 Board of Directors/Budget & Finance Committee Meeting	7:30 p.m.

July Activities

04 Independence Day	On-Site Office Closed
10 Board of Directors' Meeting	7:30 p.m.
17 Landscape Committee Meeting	7:30 p.m.
24 Security, Safety and Transportation Committee Meeting	7:30 p.m.

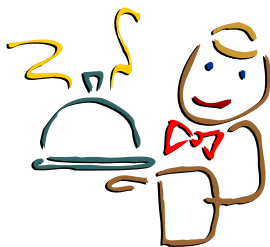
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RECIPE CORNER

Margarita Dip

1 pkg (8 oz.) cream cheese, softened
 ¼ cup frozen limeade concentrate, partially thawed
 2 Tbsp. orange juice
 ½ cup thawed whipped topping

Beat cream cheese, limeade concentrate and orange juice in medium bowl with electric mixer on medium speed until well blended. Gently stir in whipped topping; cover. Refrigerate at least one hour. Serve with cut-up fresh fruit and vanilla wafers.



Pistachio Fluff

1 small box Pistachio instant pudding
 1 large can crushed pineapple in own juice
 1 (16 oz.) Plain no-fat yogurt

Mix pineapple with juice, yogurt and dry instant pudding. Mix well. Pour into a parfait glass and refrigerate.

BOARD OF DIRECTORS

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

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

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
 9:00 a.m. to 5:00 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 any of these acts of crime.

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Other Construction Projects: More mundane, but nonetheless essential, other work went on during the year. This included continuing to replace the flat roofs on our residential buildings and putting in new underground drainage systems. Because these are both very major and costly undertakings, we are proceeding to do them on a multi-year, “worst first” basis. We also sealcoated the roads and parking lots, and replaced as needed some of the concrete pool deck at our beautiful swimming pool.

Relative to the flat roof replacement, the Board will work with a consultant on determining how to make space on the flat roofs for the increasingly bigger heat pumps that are now being produced. There is room on the flat roofs right now, but eventually there will not be, as more and more larger units replace the older, smaller units. The issue is size, not weight. The new heat pumps are set on lightweight slabs instead of concrete slabs and the heat pumps themselves are not heavier, just larger. A double stack of heat pumps will likely be required, in which case the grill that shields the heat pumps from ground-level view would have to be made larger.

Community Entrance Signs: This remains a “work-in-progress”, though admittedly only if the word “progress” is used very generously. Work began over a year ago to put in new community signs at the three vehicle entrances to the community (Nicholson-Commonwealth, Commonwealth-Edson, and Edson-Edson.) After the holes had been dug, we learned that despite having a permit from Montgomery County, the project needed to undergo review by the Maryland-National Capital Park and Planning Commission.

Since then, we have been working to satisfy M-NCPPC requirements so that this project can be finished. We have been hampered both by incomplete and inaccurate information from M-NCPPC, and by the fact the plans approved at the time the community was first constructed showed neither signs nor utilities. In any event, we are moving forward to complete the documentation we still need, and we are hoping things move smoothly and relatively quickly from there. This has been a source of great frustration and I apologize for your having to put up with the unsightly holes for far too long.

Turning to financial matters, I will highlight just two, both of which are discussed more fully in the Treasurer’s Report.

FY 2008 Budget: The process for developing the FY 2008 budget went particularly smoothly this year. We have many people to thank for that. An excellent draft budget was put together by Thom and Mary Anne, working closely with our Community Association Manager, Vicki Eaton, from our management company, Community Management Corporation. With the helpful input from the members of the Budget and Finance Committee, the Board sent out a draft budget, and subsequently adopted the budget after receiving minimal homeowner comment. The increase in condominium fees was kept to a modest 3%, quite reasonable in light of the inflationary pressures we face, such as increased electricity and construction materials costs.

Replacement Reserve Study: This year, we had a comprehensive replacement reserve study performed by a reserve specialist, Facility Engineering Associates. Because we had done a good job of annually reviewing and adjusting our contributions to our replacement reserves, the new study found that only a relatively small upward adjustment was required. Because this study incorporates estimates of both interest and inflation, it should allow for more predictability in budgeting this account. It is a source of pride, and a real plus for the community, that we have consistently funded even the largest replacement projects without ever having to assess a special assessment for that purpose.

On a lighter note, the year was marked by two very successful social events.



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Community Open House: On September 16, 2006, we celebrated our second Community Open House. The Open House afforded an opportunity for homeowners and other residents to meet Board members and our On-Site Managers in an informal setting. There was no agenda and there were no speeches, only interesting displays, tasty food, and good informal conversation. A number of homeowners attended who do not normally come to community functions, which was our objective. We hope many of them will stay interested and engaged in community affairs.

First Fall Harvest: On October 28, 2006, Georgetown Village Condominium held jointly with our townhouse neighbors, the Old Georgetown Village Homeowners' Association, the First Fall Harvest. It was a tremendous success, with a turnaway crowd of over seventy-five people attending. There was a good balance of people from the two communities and everyone seemed to enjoy themselves. We are hoping to repeat this event again this fall.

We look forward to the upcoming year. While I know everyone has busy and active lives, I hope that more homeowners will take the opportunity to work with their neighbors in serving the community. It's a wise investment of time and effort, and a great way to make new friends.

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LONG-RANGE PLANNING MEETING

In my President's Corner in the March-April Courier, I raised the possibility of undertaking an exploration of longer-term issues affecting Georgetown Village Condominium. The objective would be to consider where we want the community to be five, ten, or more years from now, and how to get from here to there. For this effort to be successful, I thought we needed a mix of both homeowners with substantial experience in dealing with GVC issues and those who have not been previously active and could bring a fresh perspective to the discussions.

I am gratified that a number of homeowners have expressed an interest in this effort, though we could benefit from even broader participation. As a next step, we will be meeting to discuss this subject at

the GVC Community Center on June 7, 2007, at 7:30 p.m. I am hoping that those homeowners who have volunteered will be able to attend. In addition, I encourage all homeowners to attend and participate, whether they have volunteered in advance or not.

By focusing on getting new people into the process, I don't want to leave the impression that I am not interested in the participation of our more active homeowners. Quite the contrary. As I indicated in my President's Corner, it is critical that both groups be represented.

After the meeting, we will assess whether this process appears to be worthwhile and, if so, what its focus should be. This process could have significant implications for your quality of life and your investment in Georgetown Village Condominium and I hope you can attend the June 7 meeting.

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BOARD OF DIRECTORS ELECTION RESULTS

The Annual Meeting of the Georgetown Village Condominium was held in our community room on Tuesday, May 8, 2007.

Congratulations to board members **Susan M. Kessler and Edward E. Reich**, who were each elected to serve for another two-year term.

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

The new officers for 2007-2008 are as follows:

President	Edward E. Reich
Vice-president	Phyllis M. Schaeffer
Secretary	Merry L. Elrod
Treasurer	Leesa N. Weiss
Director	Susan M. Kessler

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.

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Reports from the Committee Chairs were presented at the Annual Meeting on May 8.

For those who were unable to attend this year's meeting, the reports are re-printed here.

**Report of the Treasurer
to the 2007 Annual Meeting**

By Leesa N. Weiss, Treasurer



In Fiscal Year (FY) 2007, Georgetown Village Condominium (GVC) continued its long track record of sound financial health. Replacement reserves remain fully-funded. Delinquencies remain at negligible levels (under 1%). The most recent formal audit¹ for Georgetown Village, through FY'06 (April 1, 2005 through March 31, 2006), confirmed a very modest net gain of \$15,013. Net gains are added to GVC's Unappropriated Members' Equity.

Unappropriated Members' Equity is a long-term accumulation of excess operating funds. These funds are required for, *e.g.*, unplanned contingencies, emergencies, new capital projects, and unexpected utility increases. To meet these contingencies, our auditors recommend we maintain between 10% and 20% of our residential assessments in excess operating funds at year's end (*i.e.*, the projected year-end unappropriated members' equity). The Unappropriated Members' Equity for FY'06² continued to remain well within the recommended level.

The formal audit for FY'07 (April 1, 2006 through March 31, 2007) will begin shortly, after which final figures for FY'07³ will be available.

In the Fall of 2006 (immediately prior to preparing the operating budget for FY'07, GVC commissioned and obtained a new "Condition Assessment and Reserve Study" (commonly referred to as a "reserve study"). It is recommended that a reserve study be conducted every three to five years. Because GVC regularly has been commissioning reserve studies, the results of the 2006 reserve study did not yield any surprises and, in fact, confirmed that the annual funding contributions (which represent upwards of 20% of our operating budget) have been sufficient to

sustain our replacement reserves at levels required to preserve and maintain our community's common elements without requiring special assessments or wide variations in annual budgeting needs. A copy of the 2006 Condition Assessment and Reserve Study is available for review by homeowners in the on-site Management Office.

Our replacement reserve contributions are maintained in an account where the funds are segregated from our operating budget and Unappropriated Members' Equity, and are invested in accordance with the stated objectives⁴ of our Long- and Short-Term Investment Policies in Certificates of Deposit⁵ and money market accounts. Our CDs are laddered, maturing over short- to medium-term periods (currently maturing as far out as 2011), while making certain we have sufficient liquidity to meet short-term anticipated expenses from our replacement reserve funding.

In FY'07, we completed more than \$225,000 in major maintenance/repair projects, fully funded with our Replacement Reserves. As of March 31, 2007, the balance in our replacement reserves was \$795,210. Perhaps, the most significant of these projects, spanning FY'07 and FY'08, was the Community Center renovation and portions of the on-site management office. Other projects completed include:

Completed:

- Flat roof replacements for 11423 Commonwealth Drive, 5805 and 5821 Edson Lane;
- Parking lot asphalt patching, seal coating and striping;
- Replacing marble thresholds for common area doorways in the residential buildings;
- Roof drainage system repairs for 11415, 11419 and 11423 Commonwealth Drive;
- Converting the common area exterior post light circuits from normal power panels to the emergency generator power panels;
- Repairs to the swimming pool deck, caulking and replacement of lifeguard chairs;
- Furnishing and installing 171 new LED "exit" light fixtures to replace existing fixtures in each building;

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- Providing/replacing the safety edge of the Community Center elevator with an A.D.A.-approved electronic detector edge ("Gate Keeper");
- Installing light fixtures to replace the existing fire alarm annunciator light fixtures located on the front entrance of each of the 19 buildings;
- New windows and doors for the Community Center building;
- Re-strapping pool lounge chairs; and
- Emergency repair of underground pipe leak in/near 11305 Commonwealth Drive.

Approved/Pending/In Progress (as of April 1, 2007):

- Flat roof replacements for an additional three more buildings;
- Swimming pool whitecoating; and
- Community Feature and Entrance Signs @ Nicholson/Commonwealth & Edson/Commonwealth.

Additional projects are under investigation and/or are currently contemplated for FY'08 involving replacement/repair of existing equipment or property, payment for which will be from replacement reserves, including:

- Replacement of the current maintenance pick-up truck;
- Common area concrete curbs;
- Common area windows;
- Refurbishing of the Community Center elevator cab;
- Vinyl tile flooring and rubber stair treads (rear stairwells of the residential buildings); and
- Upgrades to the entry door security system.

Our professional management team continues to work with the Board of Directors to realize and implement financial policies in concert with our operating budget. The Board also continues to benefit from the input of members of the Budget & Finance Committee provided through several joint

meeting/workshops, such as meeting with the Association's auditor to review and discuss the draft audit; and developing, reviewing and analyzing the annual operating budget.⁶

Pro-active financial management continues to improve the quality of our community and its amenities. Property values at Georgetown Village remain strong. The need to protect and maintain the current level of services competes with the desire of many to improve amenities and special features which make Georgetown Village a premier address, and investment, in the Washington Metropolitan area. The competition continues to be challenged by increasing business costs – especially materials and human resources – the cost of which continues to rise much faster than typical consumer rates of inflation. As a business, maintaining the financial strength of Georgetown Village is important to the continued vitality of our community. As a community, this means recognizing the value in the diversity of experiences and opinions that bring us together to operate this business. These competing needs and desires must be balanced with homeowners' willingness to pay for them.

With a continuing influx of new owners, we look forward to seeing and hearing from, and working with more of you in the coming year.

¹ A copy of which is available for review in the on-site Management Office.

² This includes about \$52,000, which is the book value of the parcel of land adjacent to 11323 Commonwealth Drive, across the street from the Community Center (formally known as "Parcel 72"), which GVC acquired in FY'95.

³ The Board and Budget & Finance Committee will schedule a work session with GVC's auditor early this summer at the Community Center. An announcement confirming the date/time will be posted in the residential buildings. This work session is open to homeowners, but there will be no general open forum.

⁴ The objectives of which are, in order of priority: safety, liquidity, and yield.

⁵ All Certificates of Deposit are held in bank accounts which are insured through the FDIC.

⁶ Notices advising owners of these, and all other meetings reviewing and discussing financial matters are posted, and open to homeowners. Time for homeowner forums relevant to the subject matter at hand is provided.

Report of the Landscape Committee to the 2007 Annual Meeting

By Carol M. Beasley, Chair

As one of the most active of our GVC volunteer groups, the GVC Landscape Committee met regularly throughout the year to review and recommend landscaping enhancement projects for the community, select the flowers for our seasonal flower beds and to plant the colorful pots of flowers that appear in May in front of each building, around the Community Center, and the pool. The following is a summary of this past year's work.



Downspout Trenching – One of the Association's ongoing grounds maintenance projects is the underground trenching of the building downspouts. Trenches are hand-dug from the end of the downspouts to about 12 feet out from the buildings. PVC tubing is attached to the end of the downspout at the base of the building and laid in the trench to allow the rain water to drain away from the building. This should help prevent the formation of pools and muddy patches around buildings. Six buildings (11415/19/23 and 11401/05/09 Commonwealth Drive) have been completed, and two buildings (5801 Edson and 11305 Commonwealth Drive) are ongoing. Greenlink is continuing with this work, with the goal of completing three buildings each year.

Landscape Enhancements – the following landscape projects were completed this past year:

The fronts of buildings (including patio shrubs) 5801 and 5815 Edson Lane, and 11315, 11319 and 11323 Commonwealth Drive.

Selective Tree Pruning -- Some of our existing trees were pruned during the year by Hooks Tree Service. This type of pruning is necessary both to prolong the lives of our trees as well as to assure safety and security due to overhanging branches, etc.

Landscaping Donations by Residents – Our long-range landscape plan continues to be accelerated by donations from residents. A group of several homeowners in 5801 Edson Lane purchased a Crape Myrtle tree as designated in the Long-Range Landscape Plan for the front of their building. A homeowner in 11405 Commonwealth Drive donated the foundation plantings that were specified in the Long-Range Plan for the front of his unit. A homeowner in 11301 Commonwealth Drive purchased two Arborvitae trees to replace White Pines that had to be removed from the row of trees that runs along the side of 11301 and the parking area in front of 5801 Edson Lane. These generous donations have helped enhance the beauty of our homes by establishing new healthy plantings around the buildings and grounds.

The Association welcomes donations from residents. To assure equity and quality of plantings, the Board approved an administrative resolution to provide information about the process for making a directed donation. Contact the Management Office if you would like to review this policy.

Summer and Fall Annuals – The Committee recommended summer and fall flowers for our flowerbeds, and the porch and pool planters. Although these beautiful additions to our community consume a large portion of the landscape enhancement budget (nearly 35%), we hope you enjoy them and agree that the cost is well worth their curb-appeal value.

Landscape Committee Members:

Theresa Albert	Susan Kessler
Carol Beasley	Sylvia Levy
Connie Bishop	Andrea Powell
Ruth Gordon	Phyllis Schaeffer
Gerry Hansen	Bill Yoffee



Report of the Security, Safety, and Transportation (SST) Committee to the 2007 Annual Meeting

By Merry L. Elrod, Chair

This year the Committee discussed issues which included traffic control gates, revision of the SST Handbook, parking, fire alarm system, fire extinguisher boxes, fire exit signs, postal locks for the front door entry access control system boxes, "dog poop", etc. Below are the highlights of some of the issues, initiatives, and accomplishments the SST Committee has been involved in from May 2006 to May 2007.

Security/Security Incidents/Safety Hazards:

Tracked/reported/posted security incidents occurring on GVC property. Ensured that "alert" notices were posted in the buildings, as appropriate.

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

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

Recommended, and the Board approved, the purchase and replacement of the original 1979 incandescent bulb exit light fixtures (171) in the 19 buildings with energy efficient LEDs. The energy consumption that GVC had was about 20 watts per exit light fixture. The new LED exit lights only use 4 watts, so a good amount of energy is saved.

After the new generators were installed, a contractor was selected to tie the exterior lights for the buildings and parking lots to the emergency generators and they now come on in the event of a power failure.

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

related recommendations to the Board.

Addressed parking violation issues. 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.

Traffic Control Gates: Discussed and recommended options to prevent vehicles from hitting the gates and/or knocking off the gate arm supports and thus saving the Association money.

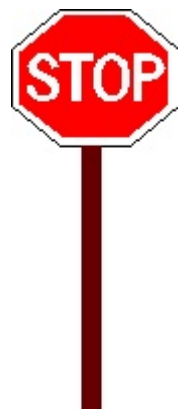
Reported incidents to the On-Site Management Office when the gate arms were hit and or the support arm extensions/pendulums were knocked off and/or damaged.

Submitted articles to be published in the newsletter to remind residents to observe all STOP signs before proceeding to the traffic control gates.

Stop Signs: Continued to follow up with the Montgomery County Department of Public Works & Transportation on two issues. The first issue was requesting the County's assistance in addressing the problem concerning speeding, vehicles not stopping at the stop signs, and unsafe driving practices at the intersection of Edson Lane/Commonwealth Drive. The second issue concerned stickers for the stop signs on Commonwealth Drive to allow the police to ticket vehicles that speed or do not stop at the stop signs.

A positive result of the stop sign issue is that the police frequently monitor the Edson Lane/Commonwealth intersection and ticket vehicles that do not stop at the stop signs.

SST Handbook: The Committee is working on revising the "Tips for Safer Condominium Living" Handbook that was originally published in 1997.



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"Dog Poop" Letter: Discussed and recommended options regarding "dog poop" issues. Recommended, and the Board approved, that a letter be distributed door-to-door to all residents/pet owners. The letter explained the Montgomery County law and the rules applicable to GVC pertaining to "dog poop" and implored residents to comply with the law. The letter was distributed March 1, 2007. The letter will also be given to new homeowners/residents and will be included in the homeowner's guide that is being prepared for GVC. A copy of the letter was given to the President of OGVHOA suggesting that he adapt it for his use. The March 2007 OGVHOA newsletter contained a write-up on "dog poop," including a letter from their Board modeled on GVC's letter.

At the recommendation of the Committee, the On-Site Management Office will periodically resend/redistribute the letter to remind residents/pet owners of the law and rules.

Front Door Access Control System: The Committee and the Board are exploring the installation of a special postal lock on the face of the front door access system call boxes to comply with a postal regulation that prohibits postal employees from using an entry code to enter a secured building such as those at GVC. The lock will allow postal employees to use a special key that is inserted in the lock to override the entry door system and release the door.

Fire Alarm System: The Committee is currently gathering information on the cost of replacing the 76 fire extinguisher cabinets in all the buildings.

The exterior light fixtures for the fire alarm annunciators were replaced on all 19 buildings.

The Committee recommended and the Association replaced the signs above the fire alarm pull stations in the buildings. The signs were worn and looked pretty bad.

Hand Rail: The Committee is in the process of requesting cost estimates for installing a handrail along the steps leading from 11301 Commonwealth up to Commonwealth Drive in response to a request from a resident.

Main Water Shut Off: At the suggestion of a resident that the Association put tags on the main water shut-off valves in each unit during the Preventive Maintenance Program, the Committee and the Board agreed to implement this suggestion. It is important for residents to know how to turn off the water in their unit in an emergency.

Smoke Detectors: The On-Site Management Office sent letters to residents who did not participate in the Preventive Maintenance Program. The letters informed these residents that batteries would be provided to them upon request and that their washing machine hoses should be checked to prevent possible water damage.

Other Initiatives/Issues: Submitted articles for publication in the GVC newsletter on SST related-informational/issues.

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Swim Club

OPENS



Saturday, May 26

11:00 a.m.

PREVENT FLOODING AND WATER DAMAGE

Now that the air conditioning season has arrived, please help prevent flooding from your air-conditioner condensate line.

The condensate line is a plastic pipe that runs from your air handler (the large air-conditioning unit in your utility closet) to the main drain. You should check periodically to ensure that the line is not blocked so that any condensation will flow freely into the drain.

If the line becomes blocked, water will pool on the floor of the utility closet and the utility room resulting in damage to your floor, walls, and possessions. The water may also leak into the units below.

The problem can be especially serious if the leak occurs while the residents in the affected units are away from home for several days before the damage is discovered.

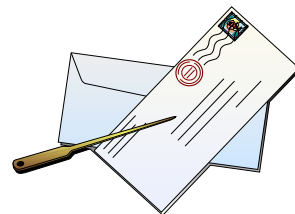
To prevent a possible back up:

- ▶ You should listen for the gurgling sound that seems to precede an overflow from the line.
- ▶ You should observe the overflow hole in the condensate line from time to time to make sure that water in the line is moving along smoothly.
- ▶ You are advised to pour a cup of household bleach down this line once a month.

If you see or hear any sign of flooding or possible flooding, you should call the Management Office.



LETTERS TO THE EDITOR OR COMMUNITY



"Letters to the Editor or to the Community" must bear the writer's name and address.

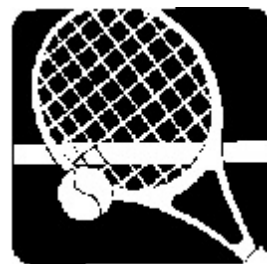
The use of initials or a pen name, or the omission of a signature, will eliminate a letter from consideration for publication. Letters are published as received and are the sole opinion/perception of the author; the Courier cannot vouch for the factual accuracy of statements made therein.

There are no new letters at this time.

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TENNIS COURTS

The tennis courts are locked because they are intended for the exclusive use of residents of Georgetown Village Condominium and those residents of Old Georgetown Village Homeowners Association with paid memberships.



A special card is needed to access the tennis courts.

A Tennis Court Membership Card can be picked up at the Management Office.

The Management Office is open 9:00 a.m. to 5:00 p.m., Monday through Friday. For those residents who can not come to the office during regular business hours to pick up their cards, alternate arrangements can be made.

To enter the courts you must use your card, which is programmed for your exclusive use. Replacement cards cost \$15.00. Please remember to close the gate after you enter and when you exit the courts.

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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 of the Board.
- ▶ Flower pots and/or boxes must be hung on the inside of the balcony railings.

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RECALL OF GE DISHWASHERS DUE TO POTENTIAL FIRE HAZARD

Recently, GE dishwashers and some related brands, e.g. Hotpoint, were recalled due to a potential fire hazard that can be caused through the normal use of liquid rinse aid. In the affected models, the rinse aid can degrade the insulation on the wiring inside the door, which can cause an electrical short, overheating or fire if the wire comes in contact with the metal door. You should stop using these dishwashers immediately until you obtain more information.



GE dishwashers manufactured between September, 1997 and December, 2001 are affected. If you have a GE dishwasher, please check the date it was manufactured. You can find more information on the affected model and serial numbers from the GE web site at www.geappliances.com. Click on "Dishwasher Recall" in the left-hand column. A related toll free telephone number is 877-607-6395.

GVCourier Staff

Editor	Carol M. Beasley
Editorial Assistants	Susan M. Kessler Andrea M. Powell Gordon A. Whitt, Jr
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 is published six (6) times yearly.

Georgetown Village Condominium ~ Staff ~

Thomas W. German	On-Site Manager
Mary Anne Ettawageshik	Assistant On-Site Manager
Francisco A. Moran	Senior Maintenance Technician
James T. Petrakis	Junior 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)

