

The Tiers of Silver Spring Community Association News

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Spring/Summer Edition

2011

The Spring/Summer Edition gives you news and information for the Tiers, April – July 2011.

Newsletter Schedule: 3 – 4 times per year

Upcoming Community Meetings

- Monday, September 19, 7:00 p.m. – 9:00 p.m., at White Oak Library, New Hampshire Avenue
- Monday, October 17, 2011, 7:00 p.m. – 9:00 p.m., White Oak Library
- Monday, November 21, 2011, 7:00 p.m. – 9:00 p.m., White Oak Library
- Monday, December 19, 2011, 7:00 p.m. – 9:00 p.m., White Oak Library

Meeting Cancellations

In case of inclement weather, please note that if the Montgomery County Public schools are closed or Montgomery County closes on a scheduled meeting night, the meeting is cancelled.

Board Priorities – You Said...

The President of the Board distributed a survey to attendees of the February board meeting asking for feedback on what should be the Board's priorities. Survey results indicated the Board's priorities should be the following (in order):

- Aggressive action on delinquencies
- Improve maintenance
- Raising monthly assessments
- Resolving parking issues
- Improve management
- Improve security

Here's a quick summary of progress made for these priorities:

- Re: Delinquencies - The Board is considering actions to decrease delinquencies, including limiting access to parking
- Re: Raising monthly Assessments –
 - The 2011 – 2012 budget did not include a increase in assessments

Tiers of Silver Spring Condominium Association Community News



- Board is implementing cost cutting measures including a new lower cost insurance policy
- Re: Parking Issues
 - The Board approved the establishment of a parking committee in the February Board meeting
 - Parking Committee Duties
 1. Providing the Community an opportunity to comment on the new parking plan in accordance with the MD Condo Act
 2. Collecting and organizing the Communities feedback on the parking plan
 3. Providing a forum for individual appeals w/ respect to parking space allocation
 4. Making recommendations to the Board for changes to the plan
 5. Facilitating the implementation of the final parking plan
- Re: Improve Management
 - The Board is currently reviewing responses to requests for bids from a number of management companies, including Vista

PARKING UPDATE

Update – August 11, 2011: Due to overwhelming complaints from residents, the Tiers Board of Directors has authorized towing to begin immediately for **Visitor** parking spaces. Visitor parking is permitted for Visitors ONLY. **ALL visitor spaces may only be occupied for 48 hours.** The community will be monitored, and if any vehicle is found in ANY visitor parking space throughout the community for longer than 48 hours, it will be subject to towing.

We Need Volunteers!

We need volunteers for two committees:

1. Balcony Repair Evaluation

In response to concerns raised at the November 16, 2010 Board meeting, the Board is establishing the Balcony Repair Evaluation Committee which will be tasked with:

- Discussing concerns with the owners
- Evaluating recent work done on balconies
- Documenting a list of issues
- Delivering to management the list of issues to be addressed by the vendor before the warranty expires. (Note: Ric informed us that the warranty is expired.)
- Following up with unit owners after issues have been raised, to track and confirm whether the issues have been addressed
- Reporting progress to the Board

2. Grounds Maintenance Committee

This committee will be responsible for overseeing the vendor contracts for things like snow removal, landscaping, and lighting, as well as tracking these types of issues. If have experience in these areas or are passionate about the upkeep of commons areas, please send an e-mail to the Board.

Tiers of Silver Spring is looking for individuals that have professional backgrounds and are used to how meetings are run and how actionable issues are tackled. Other Desirable qualities include

- Willingness to serve
- Organizational skills
- Either possesses or has a willingness to cultivate an objective knowledge of issues
- Commitment to spend time regularly for the duration of the committee
- Ability to meet deadlines
- Committee Chairs must be current in condominium fees

The Board is looking for:

- Two Committee Chair persons to lead the two new committees - The Committee Chair person sets the tone and drives the work of the committee forward.
**Committee Chairs must be current in condominium fees.
- Two to four Committee members for each committee. (There must be an odd number on the committees) – Committee members are critical to executing the variety of tasks needed to fulfill the committee's objectives.

NOTE: The Board plans to call for volunteers for two new committees each month until all committees are full

Pet & Trash Reminders

PET REMINDER Please clean up **your pet's poop**. It is hot outside and odors remain in the air for a long time. Pet poop stinks and can ruin a day outdoors or on your balconies.

We have reports of dogs walking around the Tiers without a leash. We also have a report of a large dog attacking a resident and her small dog, which was on a leash. Montgomery County Laws about dogs and leashes are at

<http://www.montgomerycountymd.gov/poltmlpl.asp?url=/content/pol/districts/MSB/animal/summarylaws.asp> .

Residents have the right to call Montgomery County Animal Control or the police to enforce these leash and other animal laws. Please contact management if you see this occur.

TRASH REMINDER Throw your trash bags **in the dumpsters**. Don't leave them outside the dumpsters, on the walkways, or anywhere else. This includes cigarette butts. The Board is

looking at applying penalty fees to residents who leave their trash out.

Note: There is a new Montgomery County law about smoking. Stay tuned for more info.

Late Night Noise – Respect Your Neighbors

Please respect your neighbors who are trying to sleep and have to get up in the morning. Even if they don't have to get up in the morning, let's respect each other. Late night music and other loud noises are annoying and disturb one's rest. Visit <http://www.montgomerycountymd.gov/dectmpl.asp?url=/Content/dep/community/noisemd.asp> for information about noise levels, quiet times, and what you and we can do you and we can do about late night noise.

Board Elections

Are you an owner who is paid current on their monthly assessments?

Do you have:

- Experience and/or background in business management or leadership
- Good Character
- Integrity
- Calm Judgment
- A willingness to serve
- The ability to put the best interest of the community first
- Willingness to educate yourself on Condominium governance and issues

If so, your community needs you. The annual meeting is coming up soon. Please give thought to whether you would like to run for an open position on the Board.

We Want Your Input

What things do you want to see done in and for your community? What items would you like to hear discussed addressed in future meetings? E-mail the Condo Board at thetiersofsilverspring@gmail.com to get these items placed on the agenda.

Send us your thoughts, questions, concerns, and ideas about:

- The association budget
- The general condition of our community
- Recommendations you have, as well as
- Suspicious activity in the Tiers community - to help prevent crime in the community.

New! Community Group E-Mail List on Googlegroups

Join the Conversation!

The Board established a community e-mail list, thetiersofsilverspring@googlegroups.com, through Google groups. For years, community listservs have been a tool good neighborhoods have used facilitate discussion and help people learn more about what is happening in and around their communities. The Board is hoping the Google group will be helpful in generating a dialog and fostering community participation.

The intended audience is residents and owners of the Tiers of Silver Spring Condominium. If you haven't received an invitation, then we don't have your e-mail address. To request access, you can look us up in Googlegroups.com or send an e-mail to the Board. Google Group E-mail Guidelines are on the googlegroups listserv.

Community Meetings

Come to the Monthly Meetings

Have you attended a Condominium Association meeting lately? As a homeowner, it is in your best interest to be informed of all matters that can impact your investment. One of the best ways to do that is to attend our condo association meetings, voice your concerns about the community, and participate on condo association committees, once they are established.

It will better help you understand how your condominium fees are being applied to the day-to-day operations as well as the issues that contribute to the many "hidden costs." If you have ideas, questions, concerns, or just want to learn more, we urge you to attend the monthly condominium meetings. You can also contact all board members at one time, at thetiersofsilverspring@gmail.com

Lights Out? Let Us Know

Ric Hinton, the Property Manager, visits our community once a week, but we live here every day. If you notice things that need repaired or addressed, please let us know.

The best way to get items address is to contact Ric Hinton, the property manager, directly. You can contact him at Vista Management: 301- 649-1115, ext.20. Also, please send a quick e-mail about the issue to the Board at thetiersofsilverspring@gmail.com . If the Board knows you've reported the issue, they are better able to follow up and ensure it's taken care of.

Important Contact Information

- **Vista Management**
 - 1131 University Blvd, West, Ste. 101
 - Silver Spring, MD 20902
 - Phone: 301-649-1115 ext. 20
 - E-mail: rhinton@vista-mgmt.com
 - Property Manager, Ric Hinton – Vista Management
 - Accounting Department – Teresa Dorn, Accounting Department, ext. 32
 - After Hours Emergencies Line: 301-236-6624

- Condo Board: thetiersofsilverspring@gmail.com
- Police, Fire, and Rescue Squad (Paramedics/EMTs):
- 911 Montgomery County 311 (link to all Montgomery County Services): **311**
- Police Non-Emergency: 301-279-8000
- Fire Department, Non-Emergency: 301-777-2400
- Metro - Bus and Subway: 202-637-7000
- Pepco - Power Outages: 877-737-2662
- Giant Grocery Store, White Oak Shopping Center: 301-593-1225
- Post Office - For Zip Code 20904: 301-879-2334
- Public Library, White Oak Branch: 240-773-9555
- Ride-On Bus: 240-777-7433

Tiers of Silver Spring Condominium Board

- Mr. Thurston ("Gene") Pike – President
- Ms. Lois Brown - Vice President
- Ms. Adriana Vargas – Treasurer
- Ms. Jasmine Evans – Secretary
- Ms. Kathi Berry – Member-at-large

Receive the Newsletter by E-Mail

Receive the newsletter by e-mail (in addition to the hard copy). If you want to get the newsletter by e-mail, please contact Cynthia Burke, Newsletter Editor, at **cybusee@comcast.net**. If you get the newsletter by e-mail, you will continue to receive the newsletter through the U.S. mail.