



Manor Lake Civic Association

Newsletter Date: March 24, 2020

Your Board

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- Lupe Rohrer
Vice President
- Matt Hodges
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- Nikki Beauchamp
Secretary

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- Don Seifert
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- Garrett Fields
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Hello Manor Lake!

I hope this edition of the MLCA newsletter finds you well. Some days it already seems like Spring!

Thank you to everyone that was able to come out to our first membership drive in January which was held at Villa Maya. We had a great turnout. As you also may have seen, our membership drive thermometers are back up. We hope that we can surpass our participation of last year. Please do your part and send in your membership dues. The \$40 dues go towards many things in our neighborhood which include

maintaining our community entrances, general meeting costs, advocacy efforts on behalf of the community, the Neighborhood Watch program as well as the numerous events such as National Night Out and Turkey Trot which are hosted by the Manor Lake Civic Association. We hope you will participate.

Manor Lake General Meeting

Our next General meeting scheduled for March 24th has been CANCELLED due to the Coronavirus shut down.



Best Wishes,

Michelle

Michelle Miller Bean
President

Coronavirus Disease....

Like many of you, we've been actively monitoring the developments around the coronavirus. It's a fluid situation that's continuously changing. The long-term impact is not yet known, but our diligence to listen to county and state officials is imperative.

As of March 16th:

- All restaurants, bars, theatres, gyms, and schools are closed.
- Keep at least 6 feet of others and NO group gatherings.
- Check on elderly neighbors and/or report to the board of anyone your concerned about so we can check on them.
- **Wash your hands often with soap and water for at least 20 seconds, especially after going to the bathroom and before and after going to public places; before eating; and after blowing your nose, coughing, or sneezing.**

Keep Healthy!

Membership Drive



It's that time of year to pay your annual dues. Dues are \$40.00 per household and go towards the well being of our neighborhood including:

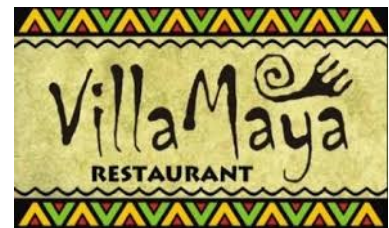
- Seasonal landscaping/maintenance of the Bauer Drive & Rocking Spring Drive entrances;
- Neighborhood Watch Safety Patrols
- Insurance costs for our entrances and common areas;
- Fire hydrant reflectors to make them visible during winter snowfall;
- Facility costs for general meetings and social events;
- Advocacy efforts which benefit the community;
- Signage for meetings, social events, etc;
- Social events, like bulk item pick up, block party, national night out to name just a few;

And so much more!

You can pay your dues at www.manorlake.org or pay online via Pay pal at our "pay MLCA dues online".

Thank you to all our neighbors who came out to our membership kick off at Villa Maya in January! We enjoyed meeting new neighbors and catching up with everyone.

The membership thermometers are out—let's reach 100% this year!!
Special thank you to Villa Maya Restaurant for their continuous sponsorship to Manor Lake.



Safety

Last fall there were many complaints from neighbors about cut through traffic and speeding. We had Officer Kathryn Beard at our meeting and she worked with us to get the monitored traffic signs at the main entrance—warning drivers to abide by the speed in the neighborhood. We also had patrol cars in the neighborhood monitoring at different hours but mostly watching for our kiddos at the bus stops. They wrote a total of 13 traffic violation tickets!

Please be mindful of our community walkers, children and pets when driving on our streets and abide by the speed limit and stop signs.

Also, a reminder to keep our record of low crime intact, please help your Neighborhood Watch organization by adhering to the following safety tips:

- Lock your vehicles and remove valuables from them.
- Keep garage doors closed and locked when not in use.
- Make your home look occupied when away: Have a neighbor park in your driveway; stop newspapers and mail; put lights on timers.
- Trim landscaping around doors and windows to limit hiding places.
- Consider a video doorbell – county police have come to depend on this technology to help solve crimes.

And if you'd like to help keep Manor Lake shipshape and safe, please join the Neighborhood Watch. Ours is one of the longest-running watches in the county. You'd be called upon to patrol by car, bicycle, on foot or whatever suits you with a friend, family member or neighbor once per month, for about an hour: contact: Adrienne Flynn, adriannemflynn@gmail.com



Manor Lake Directory

The last update of our neighborhood directory was published in October 2017. Since then we have had 35 home sales and new neighbors move into the neighborhood.

In order to get the most updated and accurate information volunteers will be going door to door with note cards for you to complete.


Please note if you do not wish to participate in our directory there is a place for you to check mark.

If you are not home when volunteers come by we will leave the information for you to complete and return.

For your convenience we have many designated drop off locations for you:

- 14712 Lake Terrace
(side door)
- 5529 Marlin Street
(side door)
- 14724 Waterway Drive
(side door)
- 14800 Rocking Spring Dr
(front porch)

Sample of the note card you will be receiving:

	<p>Please take a moment to check the accuracy of the information on the back of this card. We are requesting updated names, phone numbers, and email addresses for the upcoming Manor Lake Directory.</p>								
<p>If you do not want some information included in the directory, please check the box next to the information that will NOT be included.</p>									
<p>If we do not receive any response, the information on this card will be printed, as is.</p>									
<table> <tr> <td></td> <td>DO NOT INCLUDE</td> </tr> <tr> <td>NAME: _____</td> <td><input type="checkbox"/></td> </tr> <tr> <td>PHONE: _____</td> <td><input type="checkbox"/></td> </tr> <tr> <td>EMAIL: _____</td> <td><input type="checkbox"/></td> </tr> </table>			DO NOT INCLUDE	NAME: _____	<input type="checkbox"/>	PHONE: _____	<input type="checkbox"/>	EMAIL: _____	<input type="checkbox"/>
	DO NOT INCLUDE								
NAME: _____	<input type="checkbox"/>								
PHONE: _____	<input type="checkbox"/>								
EMAIL: _____	<input type="checkbox"/>								

You can also mail your response to:

Manor Lake Civic Association
P.O. Box 768
Rockville, MD 20851

Questions:

Email: directory@manorlake.org

Phone:

Lupe: 301-938-2499

PLEASE CHECK MANORLAKE.ORG & SOCIAL MEDIA FOR UPDATES PRIOR TO EVENTS DUE TO CORONAVIRUS QUARANTINE

Earth Day Clean Up—Saturday, April 18th



Join your neighbors in a little sprucing up for Earth Day!

Start time is 11 a.m.! We will be cleaning up garbage around the service road landscape barrier along Norbeck Road and, if there are enough people, around the park entrance on Bauer Drive.

We should finish by 3, and supplies will be provided.

Please meet at the intersection of the service road and Clavel. For questions or to sign up, please contact Adrienne Flynn, Adriannemflynn@gmail.com.

Bulk Item Pick Up—Saturday, April 25th

Manor Lake residents who are current on their Civic Association dues are eligible for a free bulk item pick-up **once** during the membership year (MLCA membership year follows the calendar year). Two pick-ups are scheduled each calendar year and MLCA members may participate in one at no charge. You must be a paid-in-full member of MLCA to participate. There is a nominal charge of \$5 to

participate in the bulk pick-up a second time in one year. If you want to participate in this event, and you haven't already paid your 2020 dues, you may pay [here](#), or with a check and the Membership Form you can find online at manorlake.org.

To participate in this event, send your name and street address with Subject: Bulk Item Collection, to Don@ManorLake.org; all

sign-ups must be done by email - no "reservations" will be accepted by phone. Be sure to include your name, street address, phone number, and email address. Confirmations and information about acceptable and unacceptable materials will be sent by email.



FREE Shred Event & Yard Sale—Saturday, May 16th 9-1



Annual FREE Shredding Event!

Each year we enjoy this opportunity to do more for our community, help protect your identity and meet families and colleague's from around the neighborhood.

No limit on the amount you bring to shred and

watch it get shredded right in front of you!

Yard Sale

This year's Manor Lake Yard Sale will take place in the parking lot of the Maryvale Elementary School at the holding school on Bauer Drive.

Parking spaces are \$10 per space, and you'll need to supply your own table. To

reserve your space, contact JoEllen Hayes at 301-460-7763 or 240-888-1001 or send her an email at jolhayes@comcast.net. You must prepay for your reserved spot; by sending a check payable to Manor Lake Civic Association (or MLCA) at 14805 Lake Terrace, Rockville, MD 20853. Please note that there is **NO RAIN DATE** for this event.

*Brought to you by Lupe Rohrer of Long & Foster Realtors.
Questions? call Lupe at 301-938-2499.*

**PLEASE CHECK MANORLAKE.ORG & SOCIAL MEDIA FOR UPDATES
PRIOR TO EVENTS DUE TO CORONAVIRUS QUARANTINE**

Manor Lake 2020 Calendar of Events



2020 CALENDAR OF EVENTS

Feb 19:	Volunteer Appreciation
March 24:	General Meeting
April 18:	Earth Day Clean Up
April 25:	Bulk Item Pick Up
May 16:	Yard Sale & FREE Shred Event
Aug 4:	National Night Out
Sept 26:	Block Parties
Oct 10:	Bulk Item Pick Up
Oct 13:	General Meeting
Nov 26:	Turkey Trot

facebook 

For more information visit manorlake.org

Brought to you by MLCA—please pay annual dues at manorlake.org

Volunteer Opportunities

Are you interested in volunteering at any of these upcoming events?

If so, please send an email to ManorLakeCivicA@aol.com stating your interests.



Brighter, more efficient lights installed at Manor Lake entrances

In our last MLCA newsletter, we reported that the entrance way solar light fixtures were due for replacement, due to the dim output at the Rocking Spring location, and multiple burned out LED nodes at the Bauer Drive entrance. We are pleased to announce that the replacement at both sites was completed in December, in time to deliver brighter light for the 2019 year-end holidays!

Our Manor Lake entranceway solar light systems have been in place since September of 2011, and lighting technology has come a long way since then! The new fixtures and LED bulbs deliver brighter light, while consuming less power (only 5 watts per lamp) than the previous fixtures. This has already helped us to avoid occasional outages at the Rocking Spring site, which had occurred in recent winters, due to the short winter days, higher watt load of the prior fixtures, and the additional load of the memorial light. Another advantage with the new fixtures is that the LED bulbs are replaceable, which was not possible with the prior fixtures. And yet another advantage of this latest LED lighting technology: the bulbs currently installed are color adjustable, which allows us to display bright

colors according to the season, or particular holidays! Based on research leading up to the MLCA purchase of the new lights, our board approved a budget of \$500, and the final purchase came in under this at \$487, which included spare equipment for future use. In addition to the new fixtures and bulbs currently installed out there, this purchase provided us with two spare bronze fixtures, as well as the 6 narrow beam LED bulbs that came with the 6 fixtures (not in use right now - these are spare), the 6 multi-color RGB LED adjustable bulbs that are in use now (with two spare), and 6 spare wide angle LED bulbs (soft white only), that we have not used yet. Along with the bronze fixtures, the package came with stakes and a 100 foot spool of weather protected wire, such that we can set up a third fixture at each site temporarily, for the purpose of illuminating another sign, such as for the Turkey Trot, or similar event.

Note that this cost was for material only. The MLCA incurred no labor costs, since the replacement of the fixtures at both entrance sites was completed by in-house MLCA expertise. This probably saved the MLCA several hundred dollars! Overall, I think the MLCA purchased good quality lighting upgrades, and for a good price, thanks to the improvement in technology and product offerings since we first

installed these solar light systems in 2011.

On a related note, for a quick review of how our entrance lighting systems work, each site has a pair of deep cycle batteries that deliver power to the light fixtures at night. These batteries are charged daily from the solar panels, by way of a voltage regulating charge device. So far, since 2011, both batteries at each site have been replaced once. The latest batteries should be good for another couple of years, before needing replacement again.

Part of your MLCA annual membership fees are applied to these occasional solar light maintenance expenses, along with landscaping service for the entrance way islands. Thank you for your part in keeping our entrances to Manor Lake looking good, both day and night!

- Bret Lyhus

Update on Norbeck/Rocking Spring Intersection

In early 2016, the Maryland State Highway Administration (SHA) conducted a study at our request on the safety of vehicular traffic on Norbeck Road between Baltimore Road and Emory Road. Several improvements were implemented following the study.

The SHA reviewed the crash history at the intersection of Norbeck and Nadine/Rocking Spring, where there has been a pattern of angle

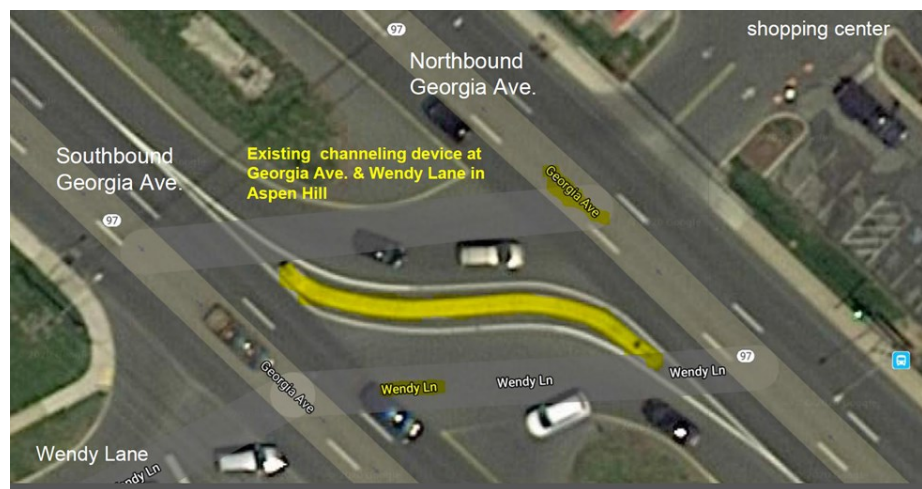
crashes. The SHA recommended limiting east bound and west bound left turns through the intersection by installing channelizing devices. These devices would not prevent drivers from making U turns at the intersection.



We presented the topic at the General Meeting on March 26, 2019. Of approximately 40 attendees, the vote was unanimous for closing the intersection to cross traffic.

MLCA conducted an online survey using Survey Monkey on several topics in April/May 2019. The survey was publicized in the newsletter, by email, and on the Next Door app. Of the 98 responses received on the survey, 75.5% voted in favor of closing the intersection to cross traffic.

We have reached out to SHA to follow up on the next steps to close the intersection and are awaiting a response.



An existing example of such an intersection is Georgia Avenue and Wendy Lane in Aspen Hill. The device prevents going straight through the intersection or turning left from the secondary road/shopping center onto the main road. Traffic on Georgia is able to U turn or turn into secondary roads.



www.manorlake.org

Email:
manorlakecivica@aol.com

Were on the web
Manorlake.org



Find us on:
facebook®

Manor Lake Civic Association

The Manor Lake Civic Association's mission is to promote community improvements, to protect the social and economic welfare of our community, and to conduct such other activities as may be deemed beneficial to the community as a whole.

Trash Update

The county trash collection petition has about 70% of the signatures needed for submission. If you have not yet signed, please reach out to Garrett Fields, and he can bring the petition to you for signature.

Additionally, as the weather becomes more pleasant, volunteers will also be rounding the neighborhood until enough signatures are collected.

If you have any questions contact Garrett Fields at 612-242-9618.

Real Estate Update

Interest rates have dropped to all time lows and the housing market has taken off early in Manor Lake. See recent sales below:

Status	Address	Beds	Baths	Current Price
COMING SOON	15004 Bauer Dr	4	2/1	\$599,000
COMING SOON	5522 Marlin St	4	2/1	\$599,900
PENDING	5211 Trailway Dr	3	2/1	\$589,000
PENDING	14805 Marlin Ter	5	2/1	\$599,000
PENDING	5501 Waterway Ter	4	2/1	\$599,900
CLOSED	5308 Trailway Dr	4	2/1	\$467,000
CLOSED	5220 Trailway Dr	5	2/1	\$500,000
CLOSED	5109 Norbeck Rd	4	3	\$505,000
CLOSED	14 Marlin Ct	5	3	\$550,000
CLOSED	5481 Marlin St	5	3	\$562,000
CLOSED	5341 Trailway Dr	5	3	\$575,000
CLOSED	14817 Lake Ter	4	3	\$589,000
CLOSED	14817 Rocking Spring Dr	4	3/1	\$590,000
CLOSED	9 Lake Ct	5	3/1	\$595,000

If your looking for a [free consultation](#) to sell your home call

Lupe Rohrer 301-938-2499—she is your neighbor and local real estate specialist.

For refinancing and questions on home equity lines of credit call your local lender, Jack Devlin at 240-899-7654. Jack grew up in Flower Valley and is familiar with our homes and the real estate financing market.

Manor Lake Civic Association 2020 Membership Application, Directory Information and Dues Form

As prescribed in the Manor Lake Civic Association By-Laws, dues payment is required for full participation in the Civic Association, including voting privileges and certain other benefits. Please complete this form for your household and mail it with your payment to the address below or pay online at www.manorlake.org, and click "[Pay MLCA 2020 Dues Online](#)".

Manor Lake Civic Association
P.O. Box 768
Rockville, MD 20851

Name(s): _____

Address: _____

Phone: _____

E-Mail 1: _____ E-Mail 2: _____

Please show your name(s) as you would like them in the directory.

Please exclude from future directories: My name _____ My phone number _____ Email 1 _____ Email 2 _____

I am interested in assisting or volunteering with/for:

<input type="checkbox"/> Neighborhood Watch	<input type="checkbox"/> Block Captains/Membership	<input type="checkbox"/> Social Activities
<input type="checkbox"/> Traffic/Roads/Pedestrian Safety	<input type="checkbox"/> Environmental/Zoning/Health	<input type="checkbox"/> Garden Tour
<input type="checkbox"/> Newsletter/Communications	<input type="checkbox"/> Welcome Neighbor Committee	<input type="checkbox"/> Political Liaison
<input type="checkbox"/> Website Maintenance or --->	<input type="checkbox"/> Other Information Tech.	<input type="checkbox"/> Next Community Directory
<input type="checkbox"/> Other (describe) _____		

I am interested in participating in or forming the following club(s):

☐ Book ☐ Card ☐ Gardening ☐ Mah-Jong Other _____
(please describe)

My family can offer these services: _____
(Examples: Babysitting, Pet sitting, Lawn mowing, Snow shoveling, Tutoring, etc.)

Family Member's name: _____ Phone and/or Email: _____

Dues Payment

Annual Dues \$40.00 + additional contribution of \$ _____ = **Total Remitted \$** _____ **Check #** _____ **Date** _____

Checks should be made payable to Manor Lake Civic Association and mailed to the address at the top of the form.
To use our secure online payment service, click "[Pay MLCA 2020 Dues Online](#)."

Please like us on Facebook at: [Facebook.com/ManorLakeCivicAssociation](https://www.facebook.com/ManorLakeCivicAssociation)

Not yet registered on our website, www.ManorLake.org? Click on **Add Yourself** to the right of the photo.
Registration is free and separate from MLCA membership and allows access to the full website, including information marked for Manor Lake residents only.

Thank you for your support.