

Seneca Whetstone Homeowners' Assoc. Inc.

P.O. Box 2825 ♦ Gaithersburg, MD ♦ 20886-2825

NEWSLETTER

May 2006

BOARD OF DIRECTORS

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wsgaynor@comcast.net

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SWHO A email address:

<http://groups.yahoo.com/group/swhoa>

GREETINGS FROM THE SENECA WHETSTONE BOARD OF DIRECTORS

IMPORTANT DATES:

NEXT BOARD MEETING: June 15, 2006 7:30 p.m.

September 21, 2006

December 6, 2006

Place: Gaithersburg Public Library

Annual Meeting: December 6, 2006 7:00 – 9:00 p.m.

Place: Forest Oak Lodge

(Rt. 355 & Game Preserve Rd.)

Message from the President: (En Español—p. 2)

Hi Neighbors, and Welcome Spring,

I'm happy to say that we live in an attractive neighborhood. I know this because I and the other officers on the SWHOA board toured the neighborhood to observe it firsthand during our April Beautification month. A full 20% of our homes looked perfect (27 homes) to our three observation teams. The rest of us (and we know who we are) need to attend to the small fixes that will make a big difference in the appearance of our community. Here are a few of the recurring issues:

- 22 houses have mildew on their North side (a Powerwash will fix this condition)
- 30 houses need trim painting
- 18 homes need some landscaping attention
- 11 backyard fences need repair
- 10 homes have clutter in view
- 10 roofs need repair or replacement
- 6 garage doors need painting
- 6 mailboxes are tilting

Our challenge is to attend to these small items. Our reward is higher property value at Seneca Whetstone.

Thanks for participating in our successful Spring Yard Sale. I could see lots of sales at several homes. We had planned for only the unsold items to end up in the dumpsters. I think we discarded trash and yard waste as well, and the result is a pile of stuff we'll have to pay someone else to dispose of. Please in the future respect the purpose of these dumpsters.

We're privileged to live here, and we depend on one another to keep it this way. Have a GREAT summer.

Winn

Mensaje del Presidente

Hola estimados vecinos y bienvenida Primavera,

Estoy feliz de comunicarles que vivimos en una vecindad muy atractiva. Esto lo sé porque los miembros de la Asociación y yo lo pudimos apreciar al recorrer nuestras calles durante el mes de Abril que fue el mes para embellecer nuestra vecindad. Al finalizar nuestro recorrido encontramos que el 20% de nuestras casas se ven perfectas (27 casas). Las restantes que serian nuestras (y si sabemos quienes somos) necesitan algunos pequenos arreglos que van a hacer una gran diferencia en la apariencia de nuestra comunidad. La siguiente es una lista de algunos de los problemas que se han visto con mas frecuencia:

1. 22 casas tienen moho en su lado norte (un powerwash arreglaria esto)
2. 30 casas necesitan ser pintadas
3. 18 casas necesitan prestar atencion al jardin
4. 11 rejas de patio necesitan arreglos
5. 10 casas tienen demasiadas cosas a la vista
6. 10 techos necesitan arreglos o ser reemplazados
7. 6 puertas de garage necesitan ser pintadas
8. 6 cajas de correos estan sueltas

Nuestro desafio va a ser realizar todos estos pequenos arreglos que haran una gran diferencia en el aspecto de nuestra comunidad. Nuestro premio será que los precios de nuestras propiedades aumentaran en Seneca Whetstone

Muchas gracias a todos por participar en nuestro Yard Sale de Primavera. Varias casas participaron y me dio mucho gusto verlas. Nosotros teniamos planeado que los tarros grandes de basura serian solo para los articulos que no se vendieron, pero desafortunadamente tambien se encontro otro tipo de cosas. Por favor en el futuro hay que respetar el uso de estos tarros.

Vecinos, tenemos que sentirnos orgullosos de nuestra vecindad y si asi lo hacemos la cuidaremos y siempre será una comunidad admirable. Espero que tengan un lindo verano.

Gracias,

Winn

ACC MATTERS . . .

As noted in the President's Message of this newsletter, the Board of Directors took on the task of walking around our neighborhood and making observations of the appearance of the community during the month of April. For most part, the community is very appealing and presents an environment where homeowners care about their property. Many observations were made indicating only minor maintenance is necessary such as lawn or landscape work. At the same time, there are a few properties that have items to be repaired, upgrade, or modified. In some cases, exterior modifications or alterations were noted where appropriate ACC approval could not be verified.

Every homeowner is reminded that any exterior modifications, upgrades, or alterations need to be requested on an Architectural Improvement Application & Review Form (AIA Form) and submitted to the Architectural Control Committee (ACC) for approval before the work begins. It is the responsibility of every homeowner to ensure exterior alterations are in compliance with the covenants of SWHOA and exhibits respect for the neighbors and the community.

Included in this newsletter is an updated Architectural Improvement Application & Review Form (AIA Form) which identifies what is needed to apply for exterior modifications and alterations as well as the current ACC Chair who receives these forms. Also attached are SWHOA Homeowners Responsibilities, examples of alterations not normally permitted, and examples of alterations needing approval by the ACC with an AIA form. Questions about the AIA Form and what needs to be included can be addressed to the Chair via the email address below.

Jim Casey
19105 Jericho Drive
Gaithersburg, MD 20879
Caseyx6@msn.com

WEST NILE VIRUS

What is West Nile Virus? West Nile Virus is a disease transmitted from infected birds to people by mosquitoes. Although most people who are infected suffer no ill effects or only mild flu-like symptoms, a small number of infected people develop encephalitis or meningitis (inflammation of brain or brain lining) and die or have severe and lasting complications.

West Nile Virus was first identified in Uganda in 1937. It is now found throughout Africa and the Middle East, in parts of Europe, Russia, India, Indonesia, and Australia. It first appeared in the United States in New York City in 1999. From there it spread rapidly across the country. To date there is no cure for West Nile Virus.

Mosquitoes in Montgomery County. There are many different species of mosquitoes in the world but only a few live in Montgomery County. The two most common are the *Culex pipiens*, or northern house mosquito, and *Aedes albopictus*, the Asian Tiger.

Culex pipiens are native mosquitoes that are most active from dusk to dawn when people are less likely to be outdoors. They are gray-brown colored, lay eggs in both large and small bodies of stagnant water, and can fly about a mile or two.

The Asian Tiger is a non-native mosquito that is spreading throughout Montgomery County. It is smaller than our native mosquitoes and has distinctive black and white stripes. The Asian Tiger is out during the day when many people, especially children, are outdoors. The Asian Tiger breeds **only** in containers from old tires to tree holes, not in wetlands normally associated with mosquitoes. Asian Tigers will breed in any container but they prefer containers outdoors in the shade and with dark, stained water with organic content to containers indoors, in the sun, or with clear, clean water.

Tigers live around people in urban and suburban locations and are strongly attracted to people. (Some other types of mosquitoes prefer biting animals but will bite humans.) Because Asian Tigers fly no more than about 200 to 300 yards from the containers where they hatched, the most effective method of controlling them is to remove or drain all containers where they can breed.

If you see insects swarming, they are probably not female mosquitoes. They may be midges, male mosquitoes, or other beneficial insects that do not bite. Only female mosquitoes bite.

There are three things that must happen to spread West Nile Virus:

1. There must be an infected bird.
2. A mosquito must bite the bird and become infected.
3. The infected mosquito must then transfer the virus by biting a person.

Health authorities believe that people do not get West Nile Virus directly from a bird, other animals, or an infected person. The mosquito is necessary to spread the virus. That is why **prevention of West Nile Virus is best done by eliminating places where mosquitoes can breed.** With few mosquitoes, the transmission cycle is broken or greatly weakened.

The best way to prevent West Nile Virus infection is to keep mosquitoes from breeding and biting. You can help in this effort by doing the following:

1. Eliminate all standing water on your property. Check at least once a week.
2. Help your neighbors find and eliminate standing water.
3. Become a volunteer mosquito **aNILEATOR** to help other County neighborhoods. Call the Montgomery County Volunteer Center, 240-777-2600 for more information.

WHAT TO DO WITH DEAD BIRDS

Birds will **not** be picked up for testing in Maryland. The value of testing birds in the past was to learn where West Nile Virus was in the County and to track its spread. In the summer of 2002, more than half the birds tested were infected with West Nile Virus. This means West Nile Virus is endemic, established throughout the County. There is little new information to learn from further testing.

How to dispose of a dead bird.

- You can leave it where it is. It will quickly decompose and/or a scavenger will take it away.
- If it is unsightly you can pick it up with a shovel and put it under or behind some bushes where it will decompose and/or a scavenger will take it away.
- You can put it in a plastic bag and throw it in the trash. For the protection of workers who pick up the trash, do not throw an unbagged bird in the trash. The bird will get maggots and some of them may fall on workers.

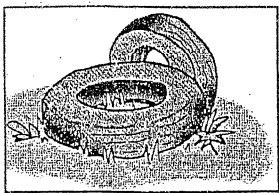
You cannot catch West Nile Virus from a dead bird.

However, whenever you handle a dead bird or other dead animal you should wear gloves and wash your hands afterward.

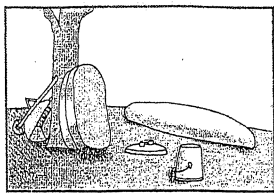
For recorded information about West Nile Virus and other health topics, call 1-866-866-2769.

To Reduce Mosquitoes, Eliminate Places Where They Can Breed.

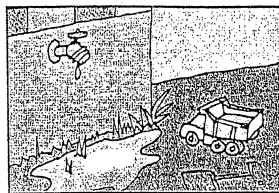
Mosquitoes breed in standing or stagnant water. As little as a teaspoon or bottle cap of water standing for about a week is enough for hundreds of eggs to develop into adult mosquitoes! **Prevent Standing Water:**



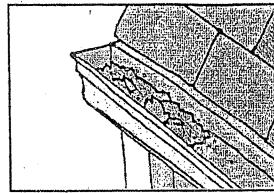
✓ Throw away used tires. If tire swing, drill holes in bottom of tire so water will run out.



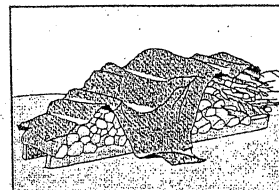
✓ Turn over children's wading pools, buckets, wheelbarrows, canoes, and garbage can lids.



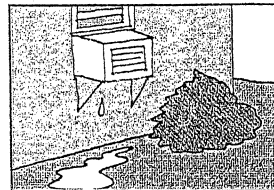
✓ Fix dripping outdoor water faucets.



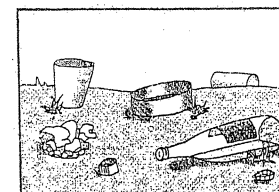
✓ Clean out roof gutters and down-spout screens.



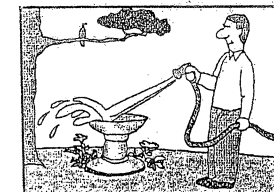
✓ Drain water trapped in folds and arrange tarp so water runs off.



✓ Get rid of puddles from window air conditioners.

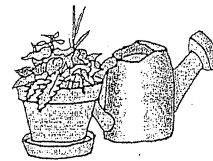


✓ Dispose of trash such as bottle caps, open drink cans or bottles, styrofoam cups, foil or plastic food wrappers.



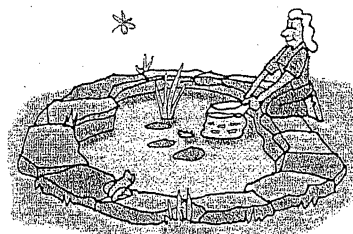
✓ Flush birdbaths and saucers under potted plants at least once a week.

For water you cannot totally eliminate



✓ Dump or flush out once a week. (If any mosquito eggs or larva were in the water they will not be able to develop to adults.) Remember to check flower pots on balconies of apartment buildings too.

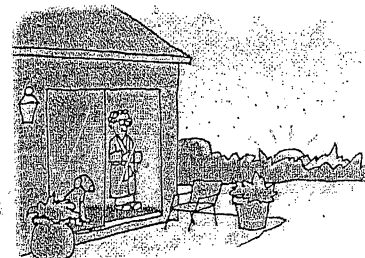
✓ Add fish or aerator or larvicide (mosquito dunks) to ornamental ponds. The fish will eat mosquito eggs and larvae. An aerator will keep water moving. (Water must be stagnant for adult mosquitoes to develop.) Larvicide will prevent mosquito larva from developing. If you use mosquito dunks, check your



pond regularly and replace dunks when necessary. Animals such as squirrels, raccoons and dogs like to eat mosquito dunks. This does not hurt the animal.

Protect Yourself and Your Family Against Mosquito Bites:

- ✓ Avoid mosquito infested areas.
- ✓ Limit outdoor activities at peak times of mosquito biting.
- ✓ Use fine-mesh screens on open windows and doors.
- ✓ Repair tears or large holes in these screens.
- ✓ Wear 3-L clothing:
 - Light colored
 - Loose fitting
 - Long sleeved shirts and long pants.
- ✓ Use insect repellents when outdoors (follow directions on the container). Spray clothes outdoors *before* putting them on.



Who to contact for more information:

BY INTERNET:

Montgomery County WNV Website:

<http://mosquito.askdep.com> Email: help@askdep.com

State of Maryland WNV Websites

www.edcp.org/html/west_nile.html

www.mda.state.md.us. Choose Plant Industries and Pest Management, then Mosquito control.

To receive health alerts via email from

Montgomery County Public Health Services,

Register at montgomerycountymd.gov.

Under Online Services, choose eSubscription Newsletters.

Follow prompts.

BY PHONE:

Communicable Disease Control Program

Dept. of Health & Human Services (240) 777-1755

Stagnant Water on Private Property

Housing Code Enforcement

in Dept. of Housing & Community Affairs (240) 777-3600
(Press 2 to file a complaint)

Storm Drain Blockage

Dept. of Public Works & Transp. (240) 777-7623

Stormwater Ponds/Standing Water

Dept. of Environmental Protection (240) 777-7700

Used Tire Disposal

County Transfer Station (240) 777-6410

ANNUAL ASSESSMENTS

Approximately 10% of our homeowners have not paid their annual assessments to date. If you have not paid your assessment, please send in your payment right away. If you are not in a position to do so at this time, please contact the SWHO Board so an appropriate payment plan can be worked out.

ANNUAL PICNIC

Volunteers are needed to help plan the SWHO picnic, which is scheduled for June 10th—only three weeks from now. Any and all who have wants, likes, and expectations for this event should contact Mary Kimball as soon as possible to volunteer suggestions and assistance. Mary can be reached at 301-330-3663.

Reminder...

Please remember that **Montgomery County law** requires pet owners to clean up the mess left by their pets. You can be fined \$100 if someone files a complaint.

Montgomery County Code, Sec. 5-203 (a)(2):

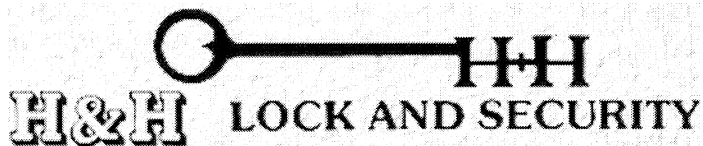
An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director.



Important Phone Numbers

| | |
|---------------------------------|--------------|
| Abandoned Vehicles | 301-840-2454 |
| Animal Control | 240-773-5960 |
| Consumer Affair | 240-777-3636 |
| County Call Center | 240-777-6000 |
| CPWI Resale/Mortgage Assistance | 301-309-8977 |
| Housing Code Enforcement | 240-777-3785 |
| Landlord-Tenant Affairs | 240-777-3609 |
| Police (non-emergency) | 240-777-2600 |
| Snow Removal/Potholes | 240-777-7623 |
| Street Lights | 240-777-2190 |

See <http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/apps/Phonebook/phonebook.asp> for a full listing.



9140 Gaither Road
Gaithersburg, Maryland 20877
(301) 948-1996 | (800) 772-9811 | FAX (301) 948-5265
Email: webmaster@hhlock.com

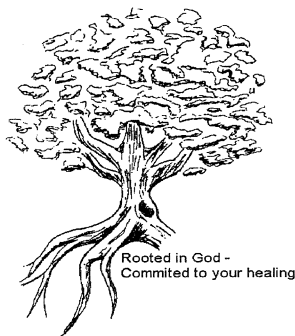
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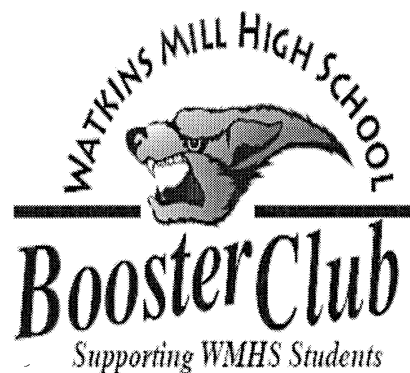
Christ-Centered Counseling

Offering education, support groups, and counseling services combining psychology and Christian principles in treating addictions, abuse recovery, depression, anxiety and other mental health issues.

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www.ephesians.org
301-439-7191



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ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

SWHOA HOMEOWNER RESPONSIBILITIES:

Planning approval from the Architectural Review Committee is required for almost any exterior modification or reconstruction. This would include any building, fence, drive, pool, structure, landscaping, awnings, screenings, et al.

The Board also requires that an application be submitted for modification of an improvement, or reconstruction of an improvement that had been removed, dismantled or destroyed. If a standard has changed since previous approval, the Board may require that reconstruction, reassembly or modification brings the improvement into compliance with the new standard. It is the applicant's responsibility to request and examine architectural standards that apply to an improvement to be reconstructed, reassembled or modified. All improvements must conform to applicable zoning and construction laws and standards.

1. When contemplating any exterior property modification Homeowners are encouraged to familiarize themselves with **Article VII, Section 1 thru 5 and Article VIII, Section 1 thru 6 of the Declaration of Covenants, Conditions and Restrictions**. These sections describe the basis for controls, the charter for the Architectural Control Committee and the authority of enforcement.
2. Submit three (3) copies of your completed Architectural Improvement Application and Review Form to the Seneca Whetstone Homeowner's Association Architectural Review Committee Chairperson. Refer to the application for the name, address and telephone of the ARC Chairperson. Copies of documents, which must be submitted with the Application, are outlined on the application form.
3. Where necessary, secure a building permit and City code standards.
4. You will receive a copy of your application with the bottom portion completed by a member of the Architectural Review Committee or the Board President. This copy serves as your receipt and documents the date of your application was received. A receipt of your application doesn't necessarily indicate that it is complete. Should it later be determined that additional information is required, the application will not be deemed complete until such information has been received by the Committee.
5. The Architectural Review Committee will approve or disapprove of your plans and specifications within 30 days of receipt of a completed application. If disapproved, you may modify your plans to conform to Architectural Standards, and resubmit. Or you may appeal the decision in writing to the Board of Directors within 15 days of the decision.
6. After final approval, the project must be started within six months and completed within twelve months of approval.
7. The Architectural Review Committee may review the finished project to confirm that your improvement does comply with your approved plan and conditions. You are responsible for upkeep and maintenance of the improvement within acceptable standards.
8. In the event the Committee fails to render written approval or disapproval of any request for improvements within 30 days after plans, specifications and all other materials required by the Committee have been submitted to it, and receipt of same has been acknowledged by the Committee in writing, then approval will not be required and Section 1 or Article VII of the Covenants shall be deemed to have been fully complied with.

ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

EXAMPLES OF ALTERATIONS NOT NORMALLY PERMITTED

(Refer to Covenants for further information)

- Structural alterations, paint color change, roof material and color.
- Exterior antennas or wiring visible from common areas. Satellite antennas not visible from common areas may be approved.
- Temporary building, trailers
- Driveway extensions (unless pre-approved by ARC)
- Recreational vehicles, - e.g. boats, campers
- Animal or pet confinement structures in side yard or in view of street
- Window additions or coverings that are not muted in tone and color.
- Window air conditioners.
- Security bars on windows, exterior or visible interior.
- Structure on common property
- Clotheslines in view of street

EXAMPLES OF COMMON TYPES OF ARCHITECTURAL CHANGES

1. Landscaping Changes (An Architectural Improvement Application & Review Form is required)

- Planting or removing any trees or shrubs
- Landscaping altering elevations on the lot
- Planning retaining or decorative walls
- Planning fences
- Planning pools (any type).
- Changing/adding exterior lighting (excluding temporary, seasonal lighting such as Christmas lights).

Include with your AIA Form:

- Scale drawing of lot showing planned location or removal of trees or shrubs, home and property lines.
- List of types of shrubs or trees to be planted.
- Scale drawing of lot showing addition plans, house and property lines.
- Picture of wall, fence or pool (brochures).
- Something describing type of material(s) to be used.
- Elevation drawings, if lot elevations will change.

2. Changes to Exterior of the House (AIA Form is required)

- Planning room additions, porches
- Planning outdoor deck or patio
- Changing color or style of shutters.
- Installing storm doors or screen doors.
- Painting house with a different color
- Changing exterior material (e.g. replacing siding with brick).
- Tinting any room constructions that changes the exterior appearance of the home.

Include with your AIA Form:

- Drawing of proposed additions/room changes
- Sample paint swatch showing new color
- Picture showing new exterior materials or shutters, including color
- Picture of new screen/storm door, including door color (brochure).

SENECA WHETSTONE HOMEOWNERS ASSOCIATION

P.O. Box 2825, Gaithersburg, MD 20886-2825

Architectural Improvement Application & Review Form

The Declaration of Covenants, Conditions and Restrictions for Seneca Whetstone Homeowners Association Article VII, Section 1 thru 5 and Article VIII, Section 1 thru 6, states that any modifications to the exterior of your home MUST BE APPROVED by the Architectural Control Committee (ACC) PRIOR to making any changes. You will be notified, in writing, of the status of your Architectural Improvement Application (AIA) within 30 days after receipt of the AIA by the Architectural Control Committee.

Remember to enclose a copy of:

1. List & description of materials & colors to be used.
 - a. Additional items as appropriate
2. Plot plan of your house & lot, including:
 - a. Location of the house & your project
 - b. Lot lines & Easement lines.
3. Sketch & drawing of the project with clearly labeled dimensions (WxDxH)
4. Estimate of cost

Submit three copies of this Request to:

Seneca Whetstone Homeowner's Assoc.
Architectural Control Committee
c/o Jim Casey, Chair
19105 Jericho Drive
Gaithersburg, MD 20879
E-mail: caseyx6@msn.com

Homeowners/Unit Owners Information:

Application Date: _____

Last Name: _____

First Name: _____

Address: _____

E-mail: _____

Home Phone: _____

Work Phone: _____

DESCRIPTION & EXACT LOCATION OF MODIFICATION(S) PROPOSED.

CHECK LOCATION(S) OF MODIFICATION(S):

() FRONT OF HOUSE
() HOUSE ROOF
() SHED

() BACK OF HOUSE
() PATIO OR DECK
() OTHER (PLEASE SPECIFY LOCATION):

() SIDE OF HOUSE
() GARAGE

PERSON(S) OR BUSINESS(ES) WITH CONTACT INFORMATION WHO WILL DO THE MODIFICATION(S): _____

START DATE: _____

PROJECTED COMPLETION DATE: _____

THE HOMEOWNER/UNIT OWNER ACKNOWLEDGES THAT IF APPROVED BY THE SENECA WHETSTONE HOMEOWNER'S ACC, THE HOMEOWNER/UNIT OWNER IS FULLY RESPONSIBLE FOR ENSURING THAT THE PROPOSED MODIFICATION(S) COMPLY WITH THE LOCAL (E.G. CITY & COUNTY) BUILDING CODES, AND THAT ALL LOCAL PERMITS AND FILINGS OF PLANS, WHERE REQUIRED BY LAW, WILL BE COMPLETED PRIOR TO CONSTRUCTION.

HOMEOWNER'S SIGNATURE _____ DATE (MM/DD/YY) _____

DO NOT WRITE IN THIS BOX - FOR ACC USE ONLY

DATE RECEIVED: _____ DATE TO ACC: _____ DATE INSPECTED: _____

INSPECTED BY: _____ INSPECTED BY: _____

APPROVED DATE: _____ NON-APPROVED DATE: _____

APPROVED/NON APPROVED BY _____
(ACC CHAIR OR REPRESENTATIVE) (PLEASE PRINT)

REASON FOR NON APPROVAL: _____