

Seneca Whetstone Homeowners' Assoc. Inc.

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

NEWSLETTER

August 2005

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GREETINGS FROM THE SENECA WHETSTONE BOARD OF DIRECTORS

IMPORTANT DATES:

NEXT BOARD MEETING: Tuesday, October 11, 2005 7:00 – 8:00 p.m.
Place: 6 Montgomery Village Ave.
5th Floor Training Room
Montgomery Village, MD

Annual Meeting: Wednesday, December 7th 7:00 – 9:00 p.m.
Place: Forest Oak Lodge

Message from the President:

Hello neighbors:

Hazy, hot and humid vs. snowy, cold and windy. Personally, I much prefer the winter weather to this tropical mess. Even so, I hope everyone is enjoying his or her summer.

Please note the change of date for the annual meeting. We moved it to Wednesday December 7th due to space availability. We expect to hold the meeting at the Forest Oak Lodge, which is just across Rt. 355 on Game Preserve Rd. In our continued effort to comply with our covenants and bylaws, formal notification with proxies will be delivered to homeowners prior to the meeting. As I noted in the last newsletter, you are encouraged to consider volunteering your time and efforts either as a Board member or a committee member.

There will be one more Board meeting prior to the annual meeting. On October 11th, the Board will once again review policies on commercial vehicle parking and home based businesses in our community. We are awaiting word from Community PaperWorks Inc. with regard to enacting and enforcing policies and covenants. There will be opportunity for input from the community at the meeting.

The Board is in the initial stages of planning the annual community picnic. We have set a date and time: Saturday October 8 from 2 – 6:00 PM. More information will follow and volunteers are always welcome. Please contact me at pflandrau@msn.com if you are interested in helping out.

Best Regards,

Peter Flandrau, President
Seneca Whetstone HOA



Trash Collection

Anyone who believes they overpaid B&B Refuse for trash collection should first attempt to contact them and remedy the situation. Lisa Acuna, a neighbor who has been very helpful with this initiative, is also available to assist with reimbursement questions.

Crime Report

No incidents have been reported to the Board. Please remember to keep garage doors closed, doors locked (even if you are outside in the yard) and report any suspicious activity in the neighborhood. The non-emergency number for Montgomery County Police is 240-777-2600.

Badger Drive HOA

There has been no word of any changes regarding the Badger Drive HOA. There are uncollected assessments (separate from the Seneca Whetstone HOA) and no one has stepped forward to organize as a Board. The SWHOA Board will have to pursue this issue. One problem is that the amount of time and energy necessary to take on this task seems daunting. Even so, this issue needs to be addressed as improvements to the individual units are needed and required as part of the bylaws governing our community as a whole.

Seneca Heights

The board of directors for Seneca Heights is attempting to schedule a meeting in September. The date and time were not available as our newsletter was being printed. The meeting will be open to the community and you can always contact Alice Forcier, Program Director, at 301-519-2530, x450 with questions or concerns.

Whetstone Run

There is no new information available about the proposed development, *Whetstone Run* (case #: 8-05010), on the Maryland National Capital Park & Planning Commission website (www.mc-ncppc.org). This is the townhouse development for the site over by Arrowsmith Ct., Badger Dr. and Old Game Preserve Rd.

Assessments

The assessments for the trash collection were due in mid-July. Some homeowners have failed to pay this assessment. Additionally, there are a few who have not paid the annual assessment. Late fees are being charged and those with accounts continuing to be past due will be sent to collections. If a homeowner is unable to pay the assessment, they should contact the Board immediately to make a payment arrangement.

Street Lights, Sidewalks, and Trees

The streetlights were painted! There has been no word on sidewalk repairs. It also seems as though the trees along the streets could use some trimming. Another request will be made to the County to complete this task. In the past we have been told they stopped this service due to budget cuts. Homeowners may be asked to consider clearing some low branches along sidewalks.

Curbing Your Dog

Please remember **Montgomery County law** requires a pet owner 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.



Advertisements

Residents who want to have their business or services noted in the next newsletter should forward information to Lynne Sturtz, Vice President/Editor of the newsletter at lsturt@osa.org or 301-977-5925. We cannot reproduce a glossy ad but are willing to mention your business or service.

Important Phone Numbers:

Abandoned Vehicles	301-840-2454
Animal Control	240-773-5960
Consumer Affairs	240-777-3636
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

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