

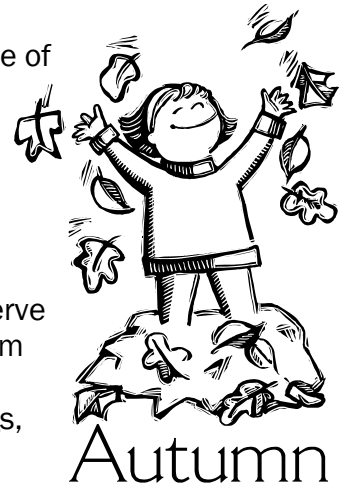


# WEST SPRING SPLASH

Fall 2007

It's been a busy, hot, and mostly dry summer, and we're looking at more improvements as fall arrives – landscaping enhancements, repairs to the outside of the buildings, installation of additional security cameras, and replacement or repair of fire doors as needed. (And, so far, the south elevator problems seem to have abated!) We have recently repainted all the unit doors, and will soon be replacing the front door mats and elevator carpeting as well.

We're also reviewing contracts for pest control, elevators, laundry equipment, janitorial service, and landscaping, and making changes as necessary to best serve the West Spring community. These changes are based on feedback received from residents throughout the year, as well as what we feel are the most fiscally responsible decisions for our owners. We invite you to attend our board meetings, where your participation is important as we plan for West Spring's future.



## Mall Expansion (Continued)

We're getting down to the wire now with regard to Westfield's planned expansion of Montgomery Mall. Although they have revised some of their plans, we are still concerned about how the expansion will affect us, particularly when it comes to safety, noise, and increased traffic on Westlake Drive. The hearing with the Montgomery County Planning Board is scheduled for Thursday, September 20, and this will be your opportunity to voice your concerns before final plans are approved. As West Spring is the community most impacted by this expansion, we have a responsibility to ensure that our property is not compromised, both in terms of value and aesthetics. We are distributing packages with more information to your door, and asking everyone to write letters and/or attend the hearing. We hope that you will also encourage your neighbors to attend – particularly those who may need your help with carpooling transportation. Please mark your calendar for September 20th, and plan to join us in protecting our community from urban sprawl!



## Change in Personnel

As you may know by now, Kelvin Amick left us in July to accept a new position closer to his home. We can't blame him for tiring of that long commute, but we will miss him nonetheless!

Rather than replace Kelvin with a full-time engineer, we have contracted with Wright Mechanical Services to have a mechanical engineer come out three days a week. They will be responsible for regular inspection and maintenance of the chiller, boiler, fans, and everything else relating to heating and cooling equipment. Luis will continue to take care of daily maintenance issues, and will still be our emergency on-call person. This arrangement will mean a substantial savings for West Spring, and we are hopeful that it proves to be an efficient way to handle our day-to-day maintenance tasks.

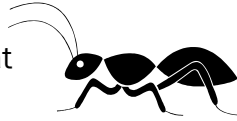
Luis will be out of the country on vacation for two weeks beginning September 19; so if you are planning to use Parana for any projects, be sure to make arrangements before then. For any common area maintenance problems in his absence, please leave a message in the management office.

**Don't forget to set your clocks back one hour on  
November 6 and get a little extra shut-eye!**



## Creepy Crawlies

We have had several pest issues arising this summer that need to be addressed....



Carpenter ants, which are always a big problem in old wooden structures like these, have begun eating away at the framework outside the buildings. You may have noticed that some of the wood is crumbling, particularly on the north and south buildings. The exterminators have begun treatment for this, as well as checking for termites, and we will replace the damaged wood once we know all the critters are gone.

Additionally, we have had reports of rat sightings along the south side of the property, and so have been aggressively baiting this summer. We have also done some trimming of shrubs in that area to raise the foliage off the ground a few inches in order to discourage any animals nesting there. The exterminator reports that part of the problem is the continued use of bird feeders by some residents, which is strictly against condo regulations. Any time you put out food for the birds, or peanuts for the squirrels, you are inviting less friendly creatures to dine as well. It is imperative that we stop this practice, and management will be inspecting balconies on a regular basis to ensure that all feeders are removed.



Another reason we see rodents is the vast amount of trash that people continue to throw out into the parking lots, or leave sitting next to the dumpsters. Items like mattresses and carpet padding are great nesting places for rats and mice, and make our property look run-down, affecting potential sale values. Please take care in discarding garbage and bulk trash; make sure all garbage is tightly bagged, and that bulk trash is only put out on the first and third Sunday nights for Luis to pick up. Mattresses should not be dumped outside – if you have a new bed delivered, have them take away the old one. Otherwise, we can arrange for it to be removed at an additional cost for you.

Whether you own or rent your unit, a substantial portion of your income is invested in your home. We all need to make an extra effort to keep our property clean, safe, and sound. Isn't that the kind of place you want to live in?

## Fall Unit Maintenance

As summer ends, it's a good time to do a little preventative maintenance in your unit to prepare for the winter months.

1. Check your convector for any leaks or clogged drains. Replace any old or worn parts, including tubing, and clear away dust before the heat is turned on. We will post a notice when Luis is ready to change the filters.
2. Change the batteries in all smoke alarms. If you do this each time the clocks are set back or forward, it makes it easy to remember.
3. Check doors and windows to see if they need replacing, and caulk any open spaces to save heat.
4. Re-caulking tubs and showers, fixtures, and toilet bases is a good way to keep leaks at bay. This is one of the most common causes of damage inside older units like ours.
5. Clean debris off your patio or balcony, such as dead plant matter or summer equipment. Furnishings are limited to patio or lawn furniture. No storage boxes or grills are permitted.

A little prevention can go a long way toward saving all residents from costly repairs and helping to keep your utility costs (via condo fees) at a minimum!



Our thoughts and prayers are with the family of former Board of Directors member John Heneghan, who passed away on September 3. John and his wife Mary have been residents of West Spring for many years, and he will be missed by all of us.

## Check Out These Links

[www.communityassociations.net](http://www.communityassociations.net)

A resource center for homeowners in associations.

<http://whocalled.us>

Identify (and report) telemarketer calls by their phone number.

[www.cookiesbydesign.com](http://www.cookiesbydesign.com)

A yummy local alternative to gift baskets.

[www.rennfest.com](http://www.rennfest.com)

Celebrate 16<sup>th</sup>-century England in Annapolis through October.

## A Note From Your Grateful Property Manager

Our Anysoldier.com project is a big success! We are beginning to receive replies from some soldiers who have already received packages, and have been very touched by how much these little things mean to them. So far, we have sent out about 26 boxes to troops in Iraq, Kuwait, and Afghanistan (where supplies are even scarcer and only available via occasional airdrop). We'll be putting together some of their responses and posting them on the bulletin boards for everyone to read very soon.



With winter coming on, the troops are going to need items like warm gloves and hats (dark colors), hand warmers, blankets, and hot beverage mixes. We're also collecting new, unused holiday cards for them to send home to their families, and perhaps some easy-to-ship decorations to spruce up their tents and metal "cans". Beef jerky and baby wipes continue to be the most requested items. As always, we can never get enough individually written cards and/or letters for these folks, so if you're able to drop a line, please let me know – I'll be happy to provide cards for that purpose if needed. (And if any of you read guy-type magazines on a regular basis, we'll be glad to take them off your hands when you're done with them!) Many of these soldiers are parents, and they love getting pictures and messages from children – so your whole family can get involved with this worthwhile project.

I can't tell you how happy it makes me to see our residents helping out, and I am very grateful for all the donations we have received so far. Huge thanks going out to our helpful neighbors:

Joan Muller  
Betty Edmands  
Chris Twomey  
Ada Perkins  
Sara Grodjesk  
Marian Lane

Wilma Clark  
Sheryl Cook  
Steven Browne  
Luz Rodriguez  
Nicole Seibel  
Luis Aranda

Florence Richmond  
Rafael Merriman-Blanco  
Jeff & Jo Kostbar  
Jonathon Metcalfe & Meredith Larue  
Carlos DeLaCova & Cathy Nixon  
Randall Grodin

Remember, this is an ongoing project, and we expect to be sending more and more packages as tours continue to be extended. Whatever you can do to help is greatly appreciated, more than you can imagine!

## Towing No-No's

Please remember that residents are not authorized to have any car towed unless it is in your privately owned garage space. If you suspect a vehicle is parked on the property illegally, contact the office with the vehicle information.



Labor Day.....	September 3
Rosh Hashanah .....	September 13
Yom Kippur .....	September 22
Columbus Day.....	October 8
Halloween.....	October 31
Election Day.....	November 6
Veteran's Day.....	November 11
Thanksgiving Day.....	November 22

## Summer's Not Over Yet!

There's still some warm weekends left in the season, so why not take advantage of them and enjoy one of these Maryland festivals?

### Baltimore Crab and Beer Festival

Imagine sitting outside on the harbor eating Baltimore crabs and drinking beer - it just doesn't get much better.  
Event Date: Saturday, 9/15/2007 – 12:00 Noon - 6:00 pm  
Web Site URL: <http://mdcrabfest.com>  
Location: Baltimore Harbor & Harbor Point (Fells Point)

### O.C. Sunfest

Unique arts & crafts, food vendors, children's activities, live entertainment under four big-top tents on the beach.  
Event Dates: Thursday, 9/20/2007 - Sunday, 9/23/2007  
Thur-Sat, 10:00 am - 10:00 pm; Sun, 10:00 am-6:00 pm  
Web Site URL: <http://ococean.com>  
Location: Inlet parking lot, downtown Ocean City

## A Few Reminders

- ✿ Any home improvements that affect either the structure of your unit or the inside walls, as well as outside modifications, must be approved by the Board of Directors. Any improvement made without Board approval will be subject to immediate assessments for non-compliance and may be subject to removal at the owner's expense.
- ✿ Newspapers in front of someone else's door, or at the mailboxes, are not free. Please don't take other residents' papers that don't belong to you.
- ✿ We're glad to see the dog yard getting more use, but folks still need to clean up after their pets while they are there. We have supplied bags in the yard for this purpose, so there is no reason for dog waste to be lying around.
- ✿ Car washing is not allowed at West Spring, and the hoses are not for personal use.
- ✿ Please remove your laundry from the washer and dryer as soon as it's done. A timer is helpful in reminding you when your clothes are ready. With only one unit per floor, we ask that you be considerate of your neighbors so that they don't have to wait for you (or handle your laundry).
- ✿ Take care when disposing of your recyclables that they are put in the correct container. Do not put cans and plastics in the newspaper bin, or vice versa. Trash goes in the dumpster, not in the recycle bins. We can be assessed fines for this carelessness, which is money out of your pocket.
- ✿ Please do not store strollers, bikes, chairs, or other items in or under the stairwells, as this is against fire regulations. Anything left in these areas will be thrown away by our cleaning crew.
- ✿ Cigar and cigarette butts go IN the ashtrays, not NEXT to them. Thank you!

## Senior Exercise Classes

Our neighbors at Westlake House have invited West Spring seniors to participate in their aerobics classes, held on Mondays and Wednesdays at 1:00 p.m. No pre-registration is needed; just drop on over and introduce yourself to Marcia Young, the program instructor. If you have questions about the classes, give her a call at 301-349-4846.

### WEST SPRING CONDOMINIUM

Managed by  
Community Management Corporation  
**NEW ADDRESS!**

11300 Rockville Pike, Ste 907 – Rockville, MD 20852  
Community Manager: Lynn Malloy (301) 692-1700

### CORPORATE OFFICE

12701 Fair Lakes Circle #400, Fairfax, VA 22033  
(703) 631-7200 – Customer Service ext. 247

### ON-SITE MANAGER

Beth Landing (301) 365-2348  
e-mail: westspringcondos@verizon.net  
Office Hours Monday-Friday 9:00 AM – 5:00 PM

### MAINTENANCE STAFF

Luis Aranda, Maintenance Supervisor

**AFTER HOURS EMERGENCY # (301) 446-2635**

### Numbers to Clip & Save!

Comcast (new or added services)	240-372-1213
Comcast (technical or outage)	301-424-4400
Pepco (power outage)	877-737-2662
Washington Gas (leak or odor)	703-750-1400
Water Management	703-370-9151
Wright Mechanical (HVAC)	800-477-9147
Police (non-emergency)	301-279-8000
Coinmach	800-229-7837

Keep these numbers handy so that you can call directly for help after hours, rather than leaving messages with the emergency service.

## What's Going Down Your Drain?

Some residents are experiencing backup of their sewage or kitchen lines. As a reminder, here are some of the items that should not be placed in garbage disposals, drains, and/or toilets:



- Egg shells • Grease • Rice or pasta • Coffee grounds • Stringy vegetables, e.g., celery, corn husks • Sanitary products or disposable diapers • Paper towels • Facial tissues • Dental floss • Cat Litter • Pet or human hair • Cigarette butts • Bottle caps

Be careful when disposing of your waste, or else you may find yourself with a floor full of filthy water, ground-up food, or much worse!