

Brookeville Farms HOA Newsletter

Volume 3, Issue 2

May/June 2003

Thank you!!!!!!

Thank you to all the folks in Brookeville Farms who have volunteered to help on one or more committees. Please feel free to contact the chairperson of a committee if you have any questions or suggestions for that committee.

Included in this newsletter are the descriptions of the committees and their goals and activities.

Again, thank you to all who have offered to help out:

Gwen Crane, Chrysa Thear, Kim Wanderley, Debbie Stine, David Sager, Reza Rakhshan, Sheila Marks, Arthur Levine, Debbie Hallen, Colleen Craig, Pam Cyr, Dottie Auerbach, Bret Stine, John O'Loughlin, and Susan Garfield, and Pete Robertson.

If I have forgotten anyone or misspelled a name, please accept my apologies. Please let me know so I can get it right in the next newsletter. –Martha 301-774-3931.

Message from the President:

Hello All,
I hope everyone is enjoying the warm weather and our beautiful neighborhood.

I would like to thank all of the new volunteers and our current board for coming together to work as a team, to enrich the Brookeville Farms Community.

There are currently several ideas for community events, which will be announced in the coming weeks. If anyone has an issue or an idea that you would like to share, please contact a board member, we would appreciate the input.

Just a reminder, the board meetings are open to all homeowners. See you around the neighborhood!

Kerry Hemphill

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Upcoming Community Events

HOA Board Meeting Wednesday May 14, 7pm (corrected date from last newsletter) to be held in the lounge of the Longwood Community Center. Additional Board meetings are scheduled for; Wednesday, August 13; and Wednesday, Nov. 12. Open forum for homeowners during the last 10 minutes of the meeting.

Rosa Parks MS PTA Tuesday May 13, 7:30pm

Greenwood ES PTA Monday May 12, 7:30pm

Greenwood Gala Silent Auction and Dinner Dance Saturday June 7, 2003, Sandy Spring Ballroom

Sandy Spring Museum Strawberry Festival Saturday June 7

Montgomery County Public Schools June 20, last day of school.

Committee Activities



Landscape & Grounds

The landscape committee chair is Gwen Crane (phone #301-260-8838, email address gwen.e.crane@aexp.com). Also helping with landscape are Chrysa Thear, Kim Wanderley, and Pete Robertson. The landscape committee will be looking at areas in the neighborhood that could use a face-lift. They have taken a walking tour of the neighborhood and have come up with a list of needs as well as possible solutions. In general, the neighborhood looks well taken care of, you can see the homeowners care. An entrance marker for the neighborhood at the end of Bordly where the Bordly extension will continue out to Georgia Avenue is one of those needs.

An item brought up at the last HOA board meeting was a concern by a homeowner regarding the trees planted in the reforestation areas. Some of the trees have been knocked down, some have died, and most still have the white outer wrapping on them. The trees planted by the Elm Street Development are expected to have a 75% survival rate by the end of the first year. The white protective covering on the tree trunk is a biodegradable wax-like sheath. This will eventually come off by itself. If you have an area of trees that was planted in the past year adjoining your property, it should meet the 75% survival rate. If it does not, let the landscape committee know so that Elm Street Development can be notified.

The reforestation areas are considered to be a wilderness area. In this respect, homeowners are reminded not to disturb these areas. This means no trimming or removing dead trees, no building or landscaping is permitted in these areas, and all terrain vehicles are prohibited. If you get caught mowing into the easement you will be fined \$50.00 per day if you do not stop immediately. Additionally ATV's are prohibited on all the common areas as well. Feel free to ride your ATV in your own backyard, however.

The HOA would like to remind homeowners that they are responsible for the trees planted by the developer if they are on your property in front of your house. This means that it is the homeowner's responsibility to water the tree during a drought and to remove the support stakes after 1 or 2 years. Trees that die are replaced at the homeowner's discretion. The swales in front of your house are also the homeowner's responsibility. Tru-green is the company responsible for the grass in the common areas.

The landscape committee would also like to remind everyone that the trash in our common areas is our trash that has been blown out of our yards (trash can lids are a must). We all need to take responsibility for the trash that is blown into the common areas. Or if anyone is interested, they can start an Adopt a Road program. We currently do not have a trash pick-up volunteer.

This article was written with the help of Gwen Crane.

Thanks,

Martha

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Architectural Review Committee

The ARC is comprised of Debbie Stine, chairperson, as well as Sheila Marks, David Sager, and Reza Rakhshan. The ARC would like to remind homeowners that projects that affect the outside appearance of your home (additions, decks, pools, fences, retaining walls, patios, sheds, awnings, etc.) need to be approved by the ARC before the work is started. This could save you time and money in case a project does not receive approval and later needs to be removed or re-done.

This month in the newsletter, the ARC would like to share with the community the fence guidelines that were approved by the ARC in October of 2000.

Fence Guidelines:

Requirements:

- Perimeter of back yard or side yard only (or lesser area), not to exceed front plane of house (except for lots 1,6, and 55).
- Must be within property line.
- Must conform to all County requirements, including permit.
- All proposed plans for fences must be submitted to the Committee for review even if they conform to the acceptable styles listed below. Requests for fences associated with swimming pools or tennis courts should be submitted along with the application for the pool or tennis court.

Acceptable styles:

- Paddock style (3 or 4 board).
- Split rail or rail and post (2 or 3 rails).

Special Conditions:

- Swimming pools: The County has very specific requirements for safety, but does not prescribe the specific type of fence. Iron fences, paddock style, or split rail with appropriate wire fencing that satisfy County requirements are acceptable. The Committee will consider on a case-by case basis requests for privacy fences, but may impose certain conditions.

Expressly prohibited:

- Chain link fences (except with tennis courts – see above).
- Stockade fences.

Special Exceptions:

- The Committee will consider other requests on a case-by-case basis.

A REMINDER

From the Montgomery County brochure regarding Architectural Review:

Along with the shared amenities and the closeness of the community, come responsibilities, since how our properties look, and how they are used, generally affects neighboring areas. Thus, there is a need for community regulations, covenants, and the guidelines that naturally flow from these covenants. Everyone that purchases a home in a community governed by an HOA signs an agreement stating that they will abide by those regulations, covenants, and guidelines.

This article was written with help from Debbie Stine and John O'Loughlin. Thank you guys! -Martha



Communications Committee

I am the Communications Committee chair. There hasn't been a committee meeting as of yet, however, a number of neighbors have offered to help and subsequently have been put into service. Pam Cyr had been manually updating the directory from the time the first houses were built in the community. She has been joined by Dottie Auerbach who is currently doing the data entry to consolidate the information on a disc (301-570-2106 or jauerbach@comcast.net). One thing that would be greatly appreciated is letting them know when anyone new joins our community. This includes new neighbors moving in and new additions to families already in the neighborhood (births, adoptions, etc.). Debbie Hallen, Colleen Craig, Lisa Barksdale, and Arthur Levine have all volunteered to help out with communications as well. **And send me your news for the newsletter! I'd love to be able to include any good news or announcements from the neighborhood.**

After September 11, 2001, the Montgomery County Public Health Service (MCPHS) sent a memo to civic and homeowners associations requesting that they consider developing a direct means of communication for their neighborhoods. These means of communication might include list servs, block captains, or telephone trees. According to the MCPHS, should there be a disease outbreak or concern about bio-terrorism, it could be that contacting residents of a specific neighborhood directly would be very helpful. The communications committee will be putting together a direct means of communication for Brookeville Farms.

David Sager has volunteered to create a web page for the neighborhood. The web page will ultimately include the newsletter. Once that is in place, you may choose to continue receiving the paper version by contacting me directly at 301-774-3931. If I am unable to answer your call please leave a message including your name and street address, indicating that you wish to continue receiving the newsletter.
-Martha Rakhshan

Current HOA Board Members

The following are the names and contact information for the volunteer board members:

President – Kerry Hemphill, 20501 Riggs Hill Way, email kerrymarcie@erols.com

Secretary – Sharon Wesolowski, 20301 Lubar Way, email sharonweso@hotmail.com

Treasurer – Mike Wiercinski, 2706 Lubar Drive, Mwiercinski@amtengineering.com

At Large – Drew Flynn, 20304 Lubar Way, flynnccarpentry@aol.com

At Large – Mark Garfield, 20320 Lubar Way, MGARFIELD@niaid.nih.gov

At Large – Tim O'Connell, 20307 Lubar Way, Toconnell25@yahoo.com

At Large – Arthur Levine, 2708 Lubar Drive, art@wizard.net

At Large – Martha Rakhshan, 2710 Lubar Drive, reza@a-1imports.com

At Large – David O'Bryan, 2120 Bordly Drive, dobryan@worldnet.att.net

Neighborhood Bulletin Board

The neighborhood has an electronic bulletin board, also called a listserv that was created through Yahoo! Groups. The listserv can be used to find carpool buddies, sell household items, ask for recommended service providers in the area (painters, contractors, etc.), or just to pass along information to your neighbors.

The group name is Brookeville_Farms_Neighbors. So far 27 people have signed up. In order to post or receive messages from the group you need to subscribe.

To subscribe send an email to:

brookeville_farms_neighbors_subscribe@yahogroups.com

For more information about the group go to:

http://groups.yahoo.com/group/brookeville_farms_neighbors/

If you have any trouble signing up you can give me a call and I'll do my best to help you. –Martha Rakhshan (301-774-3931)



There are teens in the neighborhood that will be looking for summer jobs. Give them a call if you have some work you need help with. (baby sitters, pet sitters, watering plants while away on vacation, etc):

Pet Sitting

Ryan Rakhshan (age 13) 301-774-3931– Pet sitting (all types incl. dogs, cats, birds, reptiles, and rodents), also available for plant watering, picking up mail and papers, etc.

Kelsey Crane 301-260-8838—Pet sitting at your house or hers

Babysitting List

(Rebecca and Pete Robertson, you better save this! For those of you that don't live on Lubar Drive, and may not have heard, the Robertson's at 2709 Lubar Drive are expecting their 1st child this month):

Rachel Silverstein (age 15) 301-774-9541

Scott Silverstein (age 13) 301-774-9541

Karen Wiercinski (age 14) 301-774-5887

Dani Crane (age 13) 301-260-8838

Katherine Garfield (age 15) 301-774-0098

Kaitlin Craig (age 13) 301-260-2847

Volunteers needed!

If you would like to earn student volunteer service learning hours by delivering upcoming issues of this newsletter, please let me know. I might also request volunteers for making copies, stuffing envelopes, or writing articles. I'm fairly certain these hours could be part of the required student service learning hours that are required of MCPS students. For more information on student service learning hours, you can go to the following website:

<http://www.mcps.k12.md.us/departments/pupilservices/student-service-learning/>