

NEWSLETTER

New HOA Board Members

Three homeowners were selected to fill vacant At-Large seats on the Board of Directors. They are:

Chuck Leffler

John O'Loughlin

Randy Sands ❖

Accomplishments for 2009

At the February Annual Meeting, a summary of the major accomplishments for the past year were presented. They are outlined below:

Architectural

- Projects approved: 1 portico addition
- Guidelines for renewable energy devices were drafted, approved, and published

Landscaping

- Landscape service contractor performing well
- Graffiti removed from the fence at the McDonnell Landscaping Company
- Drainage over sidewalk at corner of McDonnell property corrected

Communications

- Three newsletters were published and distributed
- HOA newsletter to be distributed by email only
- Community email distribution list established (bfneighbors@prstech.com)
- Welcome packet sent to one new homeowner
- Web site moved to new site www.bfmdhoa.org and kept up to date.

Other

- Trash removal
- Speed calming study

HOA Board Meetings

Regular Board of Directors meetings are held from 7:00PM to 9:00PM on the following dates: Thursday, April 22 (Craig residence); Thursday, June 17 (Stine residence); Thursday, September 23 (Barksdale residence); and Wednesday, November 17 (Wesolowski residence). All homeowners are welcome to attend. ❖

HOA Web Site

The Brookeville Farms HOA web site is located at <http://www.bfmdhoa.org/>. This site includes information pertaining to the HOA such as ARC forms, minutes from previous board meetings, current and previous newsletters, as well as contact information for board members. ❖

Speed Calming

Unsafe driving along Bordly Drive continues to increase. Speeding and unsafe passing are regular occurrences. Every so often a tree or light pole is knocked down. In an attempt to reduce the danger, the Montgomery County Division of Traffic Engineering and Operations was requested to conduct a traffic calming study to improve safety on the roadway.

The study was conducted. Based on their review, it was recommended that double yellow center lines be installed on the portion of Bordly Drive that has no pavement marking; that stop lines be installed at the intersection of Bordly Drive and Brighton Dam Road; that additional speed limit signs be installed; and that winding road signs be installed, one on each direction of Bordly Drive approaching the curves. These enhancements will be installed as soon as the weather and scheduling permits.

Additional measures suggested by the HOA Board were denied. They include:

- Speed humps – As the average lot size of properties adjacent to the roadway on Bordly Drive is greater than two acres, the roadway does not qualify for the installation of speed humps.
- Traffic circle at the intersection of Bordly Drive and Lubar Way – Traffic circles installed by Montgomery County have a dimension of 25 feet in diameter. This is only for the traffic circle not including the travel lanes. Both Bordly Drive and Lubar Way are 25 feet wide and there is not have enough room for a traffic circle without a major capital improvement to the intersection. There is no funding for such an improvement and for the acquisition of properties in the right-of-way.
- Speed cameras along Bordly Drive – In Montgomery County, the Police Department, not the Division of Traffic

Engineering, is in charge of determining the installation and operation of the speed cameras.

- Three-way stop sign at the intersection of Bordly Drive and Riggs Hill Way – They do not think the intersection warrants the installation of all-way stop control. The purpose of a stop control is to assign the right-of-way to one flow over another. When a multi-way stop sign is used at an intersection that does not require assignment of right-of way, violation rates tend to be extremely high, thus reducing safety instead of improving it. Also unwarranted multi-way stop control reduces the efficiency of the intersection.

Additional measures that will be pursued include:

- A request to the Montgomery County Police Department for selective enforcement of the speed limit on Bordly Drive.
- A request to the Montgomery County Department of Transportation for deployment of a Speed Monitoring Awareness Radar Trailer (SMART). SMART is a portable self-operating radar and speed display unit that can be used to promote speed awareness. ❖

Portion of Goldmine Road Closed

The Division of Highway Services has begun refurbishing the bridge on Goldmine Road. This work includes re-decking and repaving the bridge and replacing barriers along the bridge and its approaches. A detour will route vehicles along Chandlee Mill Road, Brooke Road and New Hampshire Avenue.

The refurbished bridge should reopen this spring. ❖

Use Licensed Contractors

Montgomery County's Office of Consumer Protection advises consumers never to hire an unlicensed contractor. The Montgomery County Department of Permitting Services (DPS) require all contractors applying for building permits for home improvement projects to provide their valid Maryland Home Improvement Contractor's license number before a building permit may be issued in their name.

A home improvement is any repair, replacement, remodeling or modernization of a residential property. Under Maryland law, a contractor is required to be licensed to perform these jobs.

"Consumers lose millions of dollars to unlicensed, fraudulent contractors and we want it known that this type of activity is not tolerated in Montgomery County," said County Executive Isiah Leggett.

State law protects the consumer by screening contractors for criminal records, requiring them to have trade experience, and testing contractors to ensure they know how to comply with Maryland's

home improvement laws. Most importantly, if they suffer a loss when doing business with a licensed contractor, consumers can file a claim of up to \$15,000 from the Home Improvement Guaranty Fund.

Before contracting for any home improvement work:

1. Contact the Maryland Home Improvement Commission at 410-230-6309 or online at www.dllr.state.md.us to see if a firm is licensed.
2. Check to see if any complaints have been filed against the contractor with the Office of Consumer Protection by calling 240-777-3636 or go to www.montgomerycountymd.gov/consumer. Also check with the Better Business Bureau at 202-393-8000 or at www.dc.bbb.org. Consult CHECKBOOK Magazine at local public libraries or at www.checkbook.org for recommendations regarding good contractors.
3. Check the Maryland Judiciary Case Search at <http://casesearch.courts.state.md.us/inquiry/inquiry-index.jsp> to see if an individual is involved in any legal actions.
4. Beware of any contractors who solicit business by saying that they "have material left over from another job in the area and can give you a real good price." This is a classic sign that the contractor may be unlicensed and just passing through the area.
5. Read OCP's brochure, "Guide to Home Improvements," before selecting a contractor. By law, a contractor must provide a written contract stating the contractor's license number and he/she cannot charge a down payment that exceeds 33 percent of the total job.

For more information, call the Department of Permitting Services at 240-777-6370 or the Office of Consumer Protection at 240-777-3636. ❖

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