

# NEWSLETTER

## HOA Board Meetings

The last Board of Directors meeting for 2016 will be held from 7:00PM to 9:00PM on Thursday, November 17 at Thear residence. All homeowners are welcome to attend. ❖

## HOA Web Site

The Brookeville Farms HOA web site is located at [www.bfmdhoa.info](http://www.bfmdhoa.info). This site includes information pertaining to the HOA such as Architectural Review forms, minutes from previous board meetings, current and previous newsletters, as well as contact information for board members. ❖

## Community E-Mail List

The Brookeville Farms community maintains an e-mail distribution list to make it easier to communicate with our neighbors. The e-mail address is "[bfneighbors@bfmdhoa.info](mailto:bfneighbors@bfmdhoa.info)". This list has been used to find recommendations for service providers, find carpool buddies, and to participate in group purchasing agreements (like, propane and whole-house generators). The Homeowners Association newsletter is also distributed to this list.

To add your e-mail address to the list do the following:

- Using your web browser, go to the HOA web site - [www.bfmdhoa.info](http://www.bfmdhoa.info).
- Select "E-mail List" from the left column.
- Fill in the form at the bottom of the page. ❖

## Speed Calming

In response to a request from the HOA Board, the Montgomery County Department of Transportation Division of Traffic Engineering and Operations conducted a speed study for Bordly Drive. In April, a speed study was conducted. It concluded that the computed 85th percentile speed was 13 MPH higher than posted speed limit of 30 MPH. As a result a speed calming plan was requested to control the speeding and improve traffic safety. In July, after review, the DOT proposed an additional pavement marking and signage option. This will consist of an array of horizontal 3" to 5" white

pavement markings at intervals with enlarged Speed Limit signs 30 MPH painted on the road.



Additionally, a speed camera(s) have been requested from the Police Department. ❖

## Approaching a Stopped School Bus

Here are the four simple rules when approaching a stopped school bus:

- 1 Two-lane roadway:**  
When school bus stops for passengers, all traffic from both directions must stop!
- 2 Two-lane roadway with a center turning lane:**  
When school bus stops for passengers, all traffic from both directions must stop!
- 3 Four-lane roadway without a median separation:**  
When school bus stops for passengers, all traffic from both directions must stop!
- 4 Divided highway of four lanes or more with a median separation:**  
When school bus stops for passengers, only traffic following the bus must stop.



## Trash Collection Service

Trash is collected each Wednesday and Saturday morning, usually pretty early. You should place your trashcans at the end of your driveway either late the night before or early in the morning. Because we have so much wildlife around here, it is imperative that all trash be in hard containers with lids secured (i.e., no plastic or paper bags exposed). Please retrieve your trash containers as soon as possible following pickup. The trash collection service fee is included in your HOA annual assessment. If trash collection day falls on a holiday, that day will be skipped and trash will be collected on the following Wednesday or Saturday. ❖

## Winter Trash Collection

Winter weather will soon be upon us. Waste Management, our service provider, provided the following information. A core value at Waste Management is the safety and protection of our employees, customers and the general public. To live up to these expectations, we train our drivers and managers on various safety techniques and occasionally make the decision to refrain from servicing some areas due to inclement weather. The potential for injury and accidents is greater during these times, so we must not travel in certain areas.

Severe winter weather can be a challenge to our daily operations. At times, we find ourselves juggling to keep the safety of our employees at the forefront, while continuing to provide our customers with the timely service you deserve.

Every decision that we make is for the safety of the community, its residents and our employees. During periods of heavy snow, ice and freezing temperatures, we have to make the tough decision to suspend operations until conditions improve for us to recover.

During periods of inclement weather, our team will be providing customers with real time service alert updates at [www.wm.com/weather-alert/index.jsp](http://www.wm.com/weather-alert/index.jsp), we recommend bookmarking this site for easy accessibility. When possible, we may also notify you by phone or email if your collection route is cancelled or will be delayed.

A brief list of Winter Weather Facts may be found at [goo.gl/AxtZyx](http://goo.gl/AxtZyx).

If you have any questions, comments or concerns, please reach out to our CustomerService team at [www.wm.com](http://www.wm.com) or by calling (800) 866-4460. ❖

## Clothes Dryer Fire Safety Tips

Clothes dryer fires are common. A lack of maintenance, buildup of lint, placing inappropriate items in the dryer, and inadequate venting are frequently cited as contributing factors. Here are some very important tips.

### Did You Know?

The U.S. Consumer Product Safety Commission (CPSC) estimates that 15,500 clothes dryer fires occur annually, causing an average of 10 deaths, 310 injuries and more than \$84.4 million in property damage.

Eighty-percent of American homes have clothes dryers.

A full load of wet clothes placed in a dryer contains about one half gallon of water. As the clothes dry, lint forms and builds up, reducing airflow in the dryer's vent, potentially causing the dryer to work improperly or overheat.

### Clothes Dryer DOs:

DO clean the lint screen/filter before or after drying EACH load of clothes.

DO clean the dryer vent and exhaust duct periodically.

DO have a certified service technician clean and inspect the dryer and venting system regularly.

DO replace plastic or vinyl exhaust hoses with rigid or flexible metal venting, which provides maximum airflow.

DO keep the area around the dryer clean and free from clutter.

DO always use the appropriate electrical outlet for dryers and all major appliances.

### Clothes Dryer DON'Ts:

DON'T place clothing or fabric stained with a flammable substance, such as alcohol, cooking oils, gasoline, spot removers, or motor oil, in the dryer. Flammable substances give off vapors that could ignite or explode. Instead, dry the materials outdoors.

DON'T leave a dryer operating if you are not home.

DON'T forget to read the manufacturer warnings in the user manual and on the inside of the dryer door

DON'T dry any item containing foam, rubber or plastic, such as bathroom and non-slip rugs and athletic shoes.

DON'T dry any item that contains glass fiber materials, such as a blouse or sweater with glass buttons or decorations.

DON'T overload the dryer with wet clothes. ❖

## “Blind Spots” in the Driveway

Every year, thousands of children are killed or seriously injured because a driver backing up didn't see them. Here is an important reminder to anyone behind the wheel.

Make it a habit to walk all the way around your parked vehicle before getting in it to ensure there are no children behind it. Do this every time and do not rely on your mirrors.

When possible, park your car so that you can pull forward instead of having to back out.

Don't use driveways as play areas. Instead, identify a safe play area with your child that's far from parked or moving vehicles and supervise at all times.

If a child goes missing, immediately check the inside passenger compartments and trunks of all vehicles in the area very carefully, even if they are locked. A child may lock the car doors after entering a vehicle on their own, but may not be able to unlock them

Keep keys, fobs, smartphones and remote openers out of the reach of children.

**LOCK it!** Keeps cars locked at all times, even in garages. This can prevent curious children from getting into a car and then unable to get out or getting locked inside a vehicle. It only takes a few minutes for a parked car to heat up and become deadly. Take a minute and remind neighbors, guests and baby sitters to always lock up.

If you see a child alone in a vehicle, get involved. Call 911 immediately.

### Fact Sheet

In the U.S. at least fifty children are being backed over by vehicles EVERY week.

The predominant age of victims is one year olds. (12-23 months)

Over 60% of backing up incidents involved a larger size vehicle. (truck, van, SUV)

Tragically, in over 70% of these incidents, a parent or close relative is behind the wheel. ❖

## Simple Ways to Reduce Your Heating Bill

Keep the heat inside by closing draperies at night. During the day, open them up to let the sun shine through and warm your home. You can also cut heat loss by caulking and weatherstripping doors and windows.

Avoid overheating by setting the temperature as low as you can and still be comfortable.

For every degree you lower the setting for an eight-hour period, you'll save one percent on your energy bill. Using a programmable thermostat can save you even more money. Set it to lower the temperature at night and when no one is home.

Check the filters in your furnace at least once a month. This will improve the efficiency of your existing furnace.

Close the damper on your fireplace when not in use to prevent heat from escaping out the chimney.

Use ventilating fans only as needed. Venting fans in bathrooms or above stoves can blow away a house full of warmed air in just one hour.

Up to 20 percent of your heating energy can be lost through a ceiling that is not well insulated. Ensure that your home has proper insulation to keep your home warm in the winter and cool in the summer. ❖

## Driving in Fog - Safety Tips

Fog can be thought of as a cloud at ground level. It forms when the temperature drops to the dew point (the temperature at which air is saturated), and invisible water vapor in the air condenses to form suspended water droplets. Fog can reduce visibility to 1/4 mile or less, creating hazardous driving conditions. If you can't postpone your trip until dense fog lifts -- usually by late morning or the afternoon -- follow these tips:

\* Drive with lights on low beam. High beams will only be reflected back off the fog and actually impair visibility even more.

\* Reduce your speed -- and watch your speedometer. Fog creates a visual illusion of slow motion when you may actually be speeding.

\* Listen for traffic you cannot see. Open your window a little, to hear better.

\* Use wipers and defrosters as necessary for maximum visibility.

\* Use the right edge of the road or painted road markings as a guide.

\* Be patient. Do not pass lines of traffic.

\* Do not stop on a freeway or heavily traveled road. If your car stalls or becomes disabled, turn your vehicle's lights off, and take your foot off of the brake pedal. People tend to follow tail lights when driving in fog. Move away from the vehicle to avoid injury. ❖