



FALL 2018

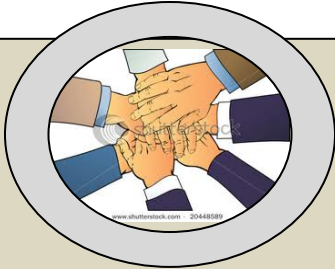
Woodland Hills

NEWSLETTER



FALL 2018

www.WoodlandHillsMd.com



A Community Working Together

2017-2019 Board of Directors

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Woodland Hills celebrates Community Wildlife Habitat

In case you missed it, Woodland Hill Wildlife Habitat Group celebrated our community's continuing efforts to maintain its National Wildlife Federation's wildlife habitat certification on Sunday, September 30, 2018. Community members joined in the celebration and enjoyed free plant giveaways, wildlife habitat handouts, free food and wildlife ambassadors from Echoes of Nature.

Neighborhood efforts help sustain native wildlife such as the monarch butterflies, honey bees and other pollinators. We are the sixth community in Maryland and the 99th in the nation to attain certification. Visit their website at <http://www.echoesofnature.org>



Matthew Gentry viewing the butterfly exhibit.



Echoes of Nature Wildlife Ambassadors; rabbit, red hawk and box turtle.
Photos courtesy of Kate Courville.

Fall gutter cleaning will be offered by North Landscaping for \$30 and is scheduled for Nov. 30 and Dec. 1, weather permitting. Leave checks (with addresses noted) at 314 Wye Mill Court. Watch Listserv for the notice.

Place bulk recyclables out no sooner than the night before our scheduled pickup day

Residents are reminded that bulk recyclable materials should be placed no sooner than the night before our scheduled **monthly** pickup day on the first Tuesday of each month.

Residents who dump unwanted household goods, furniture, paint, etc., detract from the beauty of the community. As well, the HOA incurs additional unbudgeted costs in order to clean up these dump sites.

Violators will be reported to the City of Gaithersburg and face possible citation and up to a \$500 fine.

For a full description of Gaithersburg's recycling program or to request a free recycling bin, please visit the City website at www.gaithersburgmd.gov/recycling or call the Department of Public Works at 301-258-6370.



City of Gaithersburg Loose leaf collection schedule for Fall 2018

During the last week of October and through the last week of December 2018 (weather permitting), the City of Gaithersburg's Recycling program will pick up loose leaves on our regular recycling Tuesdays. Leaves must be placed at the street curb by 7 AM for pick up. The City reminds us of the following:

DO rake your leaves to the street curb by 7 AM on Tuesdays for pick up.

DO remove limbs, rocks or other heavy objects from leaf piles.

DON'T drive across leaf piles as pets and children may be playing in them

DON'T allow children to play in leaves along the street.

DON'T park over a leaf pile as the vehicles exhaust may start a fire.

DON'T use plastic bags; use only the brown yard bags.

DON'T put leaves out when snow is forecast.

Woodland Hills Bulk Recycling Dates

November 6 ~ December 4

January 7 ~ February 5

March 5 ~ April 9

May 7 ~ June 4

Have a new neighbor? Let us know

If you have a new neighbor move into your corner of the community, please let us know. We'd like to welcome them with a helpful information packet about life and activities in Woodland Hills and many of the various services made available by the City of Gaithersburg.

E-mail PM.assistant@communityassn.com with new neighbor name and address information. We'll be sure to drop by to welcome them to the community.

City regulates Woodland Hills home leases

Woodland Hills homeowners are reminded that the City of Gaithersburg requires all landlords and rental properties to be licensed with the City. Also, City Code strictly regulates occupancy levels.

Woodland Hills governing documents also maintain that absentee homeowners must lease their homes as **one unit only**, covered under one lease and submit a copy of the lease to the property manager.

Neighborhood Watch Reminders and TIPS

Simple security measures every Woodland Hills resident can and should take . . .

- ✓ Be sure to keep your homes and vehicles locked and secure any valuables out of sight.
- ✓ Leave your home's outside lights illuminated through the night.
- ✓ Report street light problems to Kevin Etters at nw@WoodlandHillsMD.com.

Tree Service or Arborist? What you need to know to make an informed decision

Trees are an asset to your property except when severely pruned or topped. See the article on topping trees

(<https://www.extension.purdue.edu/.../fnr-faq-14-w.pdf>)

Choosing a Tree Service or Arborist is like choosing any other contractor. They need to be qualified. If you can tell a tree has been pruned, it has probably been pruned incorrectly.

Tree pruning or removal should be conducted with the help of an arborist and in compliance with local ordinances. Choosing a certified arborist is an important decision when planning to prune or thin trees on your property. Unfortunately, there are some unqualified individuals who offer tree trimming services in our area, showing up at the door with a chainsaw and pickup truck. Homeowners who accept their services may be left with poor quality work and greater long-term problems and expenses.

Be sure to ask these questions before selecting a tree service company or arborist:

- Does the company have an occupational license? Are they familiar with local tree cutting ordinances? Make sure the individual helping you is a member of a professional association such as the National Arborist Association, the International Society of Arboriculture, or the American Society of Consulting Arborists.
- Are they a bona fide business in the community? Are they listed in the Yellow Pages under “tree service”?
- Are they fully insured for property damage, personal liability, and workers’ compensation?

Source: Good Neighbor Handbook: Tips and Tools for River-Friendly Living in the Middle Potomac Region ©2005

Home inspections begin in October

Volunteers with the Architectural Review Committee (ARC) will be circulating throughout the community this fall to complete annual home inspections. You can prepare your home for a successful inspection by tending to the following (among other items):

- 1) correcting any violations noted in previous years
- 2) storing tools and toys out of sight
- 3) cleaning and repairing exterior elements

No need to wait until you receive your inspection to take action. Take time to inspect your own home carefully. If the trim around your doors or windows is rotting, it should be repaired. If paint is peeling, you should repaint. If windows are broken, they should be replaced.

Some of the most common violations noted on inspections include: 1) storing toys and tools in front of the home (all toys and tools should be secured out of sight); 2) general clean-up; and, 3) clean siding (especially mildew). Another violation recently cropping up is the use of dyed mulch. The use of dyed mulches is prohibited.

Finally, please keep in mind that outstanding violations can prohibit pool and tennis court access.

ARC Home inspections are conducted for resale packages

The Architectural Review Committee reminds homeowners and listing agents of any violations when a home is listed for sale. Violations will be noted in resale packages for prospective buyers.

If you are preparing to sell your home, please correct all violations and non-compliant items. Once complete, request a re-inspection from the Architectural Review Committee. Keep in mind that new items might appear on a re-inspection if significant time has transpired since the last inspection.

Architectural violations can hold up a home sale. Prospective home owners want to be certain that the home they are preparing to purchase is in good standing in the community. Your sale will move along more smoothly if there are no architectural violations.

This is just one more reason to pay close attention to your annual home inspections and stay on top of violations.



Think about this ...

Neighborhood Watch recommends residents leave exterior lights on throughout the night as some studies have shown that well-lit streets help deter criminals.

New LED dusk-to-dawn light bulbs, available at your local hardware stores, can help with this task. Also, motion-detector lights can be beneficial. However, if installing a new outdoor light of any kind, please remember to have the Architectural Review Committee review and approve the design.

You might be surprised to know, however, that even simpler than these lighting suggestions and with payoffs that far exceed deterring criminal activity ... one of the most effective means of protecting your home from burglary is to develop a good relationship with your neighbor!

Maryland Motor Vehicle Requirements

According to the Maryland Code, residents of Maryland must register vehicles within 60 days of moving to Maryland. As a Woodland Hills resident, you are a resident of Maryland. If you delay beyond 60 days, you will not be eligible for a tax credit for any titling tax paid in another state, and you may be subject to a citation for an out of state registration.

You can apply for a Maryland title, and registration, in person at any of the MVA's full service branch offices. You also can mail the documents to the MVA's Out-of-State Title Unit, 6601 Ritchie Highway, Glen Burnie, MD 21062, or go to an MVA licensed tag and title service where they will assist you in applying.



Kids' Corner By Timothy Brasacchio

For this month's Kids Corner, I wanted to focus on the trash in the neighborhood and how we, the kids, can help.

- *Don't litter and don't let your family litter
 - *When you go for a walk, take a trash bag and pick up the trash you see (we can get pick up sticks to help!)
 - *Ask an adult to report areas in the neighborhood that are full of trash
 - *Ask your family to join the Neighborhood Watch Monthly Clean Up Crew
 - *Be an advocate for our neighborhood!
- We live here, too, and it is up to us to help keep our neighborhood clean and trash free!



Wildlife Value of the Asters

Asters follow closely behind goldenrods in the number of species of moths and butterflies they support (112 different species). White wood asters (*Aster divaricatus*) are good in dry shade—see them behind Wye Mill Court and along the retainer wall at High Timber Court. The aromatic asters (*Aster oblongifolius*) are planted at the corner of Carlsbad Drive/Tanyard Hill Road and Wildpark Avenue. Look for their purple blooms with yellow centers (Raydon's Favorite is the variety) to start blooming the end of September into October.

ARC Historical Perspective: Exterior Color Palette

Due to recent questions regarding the determination of paint colors for our homes, you may be interested to read excerpts from an August 27, 2012 memorandum about the review process undertaken to formally establish the color palette for our community.

In the 1990s, the Woodland Hills Board of Directors (BOD) recognized the continuing dilution and deviation from builder original paint colors in the various paints being used in the community and determined that was a trend it wanted to redirect. The directors understood that insuring the integrity of the builder original style and colors improved the community's opportunity to preserve its diversity and continuity and help maintain property values.

This deviation, coupled with the ARC being inundated with color change requests and the likelihood that would not stop prompted the BOD to task the ARC to survey original homeowners, collect builder original documents and brochures, consult with local paint distributors and develop builder original color schemes for each home in the community. This was a monumental research project and resulted in the creation of the Paint Disclosure forms currently provided for each home.

It was the intent of the BOD to end deviation from the original color schemes as identified on each home's Paint Disclosure Form, and form the standard for each homeowner to follow when performing maintenance on his home. There would be no need, except in extenuating circumstances, for the ARC to consider color changes. An example of an extenuating circumstance might be the color of shutters. Some original shutters were painted. Currently replacement shutters come in many colors. The ARC might be asked to approve a replace shutter in a shutter manufacturer's color that is a different name than the paint on the disclosure form. The same would apply to siding colors as well.

With the distribution of the Paint Disclosure forms, the BOD advised residents of the color palette assigned to each home and directed the ARC to begin enforcing the color standard. Home owners have been advised to correct the color scheme whenever their homes were repainted.

Source: Memorandum regarding Paint Disclosure Forms, August 27, 2012.

Practice Fireplace Safety

The fireplace installed in your Woodland Hills home is most likely pre-fabricated, meaning it is considered more of an "appliance" with a fixed, anticipated lifespan of roughly 20 years. All of our homes are older than 20 years, so unless your pre-fabricated fireplace has been replaced, you should exercise extreme caution when using it.

We urge you: 1) to use your fireplace only after adequate, annual inspection and cleaning; 2) not to install/change any equipment (liners, flues, stoves, etc.) in your fireplace not specifically recommended by the manufacturer; and, 3) not to use your fireplace in any manner for which it was not originally designed. For more information on your pre-fabricated fireplace, visit these links:

http://www.csia.org/homeowner-resources/Care_Maintenance_of_Factory-Built_Fireplace.aspx

<http://www.jlconline.com/modular-building/replacing-factory-built-fireplaces.aspx>

Woodland Hills Community Wildlife Buzz

National Wildlife Federation

Leading a nationwide trend in community concern for habitat loss, National Wildlife Federation (NWF) officially designated our community as an NWF Community Wildlife Habitat. Our community is the 99th in the country and 6th in Maryland to receive this honor.

Woodland Hills is registered on the National Wildlife Federation website (NWF.org).

Homeowners can help Woodland Hills keep their certification by certifying their yards or gardens. The simple online application process takes about 5 minutes. Go to the NWF website to begin-- <https://www.nwf.org/Garden-for-Wildlife/Certify>

If interested in joining the Community Habitat group, receiving information on creating habitat and/or volunteering, please contact Pam Sonnevile at pamsonnevile@verizon.net.

Please take note of these WHHOA SNOW reminders:

Snow is coming ... of that we can be certain ... and frustrations can mount during a snow event. Please adhere to the following to avoid any escalations:

- 1) **Park only in a space you cleared.** If you expect guests, clear a spot for them. Common decency dictates that you not use a space your neighbor cleared.
- 2) **The City of Gaithersburg requires all residents to clear sidewalks within 12 hours after snowfall stops.** The HOA will clear sidewalks adjacent to common ground. Residents are responsible for fully clearing sidewalks in front of their homes, leading up to their homes, steps, cars, and parking spaces.
- 3) **When clearing snow from cars and sidewalks, deposit snow ONLY onto common grounds and your own front yards.** Do not pile snow into otherwise unoccupied parking spaces or in such a way as to interfere with pedestrian traffic or site distance.
- 4) **If you have neighbors who need assistance, please help where and when you can.**

City of Gaithersburg Public Works reminds us of the following: 1) plowing of city streets begins after snow accumulates 2 inches on the roadway; 2) shovel after crews have finished clearing roads; 3) do not throw snow into the streets or courts; and, 4) shovel in the direction of traffic.

Introducing Pitera ... a web portal that allows you access to your account HOA information, receive more important information from your community, pay your bill and much more. How do you sign up?

- visit www.CommunityAssn.com and register as a community member.
- REQUEST LOGIN
- SUBMIT LOGIN REQUEST
- You will receive a welcome email from nonreply pitera.com. Click on orange start button to create a password and begin access to portal.



Like us on Facebook

Find us at Woodland Hills Gaithersburg Home Owners for pictures, events and news. Email katecourville@gmail.com if you would like to help manage the association's account.



Nextdoor App available

Nextdoor is a free social networking service that allows users to connect with others in their own or nearby communities. However, please keep in mind that the Woodland Hills Nextdoor App will include fairly far-reaching communities in the Gaithersburg / Montgomery Village area and may contain postings that have nothing to do with Woodland Hills.

Keep up to date! Join the Listserv

In order to quickly disseminate news or information on items affecting our community, we provide a community listserv program.

Please subscribe to the Woodland Hills listserv by accessing our web page ...

www.WoodlandHillsMD.com

and click on the "News" button. A link is provided directly to the subscription page for the listserv. Forms, minutes, governing documents and contact information also can be found on the Woodland Hills web site.

Important Community Numbers

Gaithersburg City

Animal Control	301-258-6343
Neighborhood Services	301-258-6340
Planning & Code	301-258.6330
Police Station	301-258-6400
Police-Community Services Office	301-258-6168
Public Works	301-258-6370

Montgomery County and other services

Montgomery County Police Gaithersburg/	
Montgomery Village	301-773-5700
PEPCO	202-872-3432

Montgomery County Public Schools

Watkins Mill Elementary	301-840-7181
Montgomery Village Middle	301-840-4660
Watkins Mill High	301-284-4400