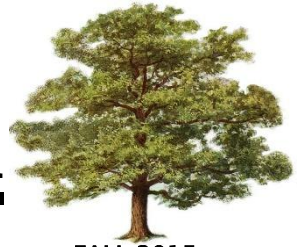


FALL 2015

Woodland Hills

NEWSLETTER



FALL 2015

www.WoodlandHillsMd.com

2014-2016

Board of Directors

President

Leesa Willis
1507 Tanyard Hill Road
240-246-1514

Vice President

Zeno Lantos
1927 Windjammer Way
540-270-6604

Treasurer

Pam Sonnevile
314 Wye Mill Court
301-869-4460

Secretary

Judith Sudholt
1725 Logmill Lane
240-801-4633

Director at Large

Richard Reise
1911 Windjammer Way
301-330-4517

Property Management Agent

Peggy Toland
Community Associations, Inc.
P.O. Box 1130
Germantown, MD 20875
Phone: 301-258-7711
Fax: 301-258-8362

****Board meetings take place the fourth Monday of every month. Watch the sign at the top of Travis Avenue for the location of the next meeting.****

Homeowners Association Proposals – Fall 2015

The Woodland Hills Board of Directors have proposed the following updates to the community's Rules and Regulations and Architectural Guidelines:

- Any motor vehicle whose activated car alarm is left unattended for longer than 30 minutes will not be allowed to remain in the community and will be towed.
- The use of fire pits, fire bowls, chimineas and other similar appliances is prohibited due to restrictions in the Montgomery County Fire Code.
- The Request for Approval for Alteration to Property application form has also been updated and is available online at www.woodlandhillsmd.com.

The final rules and guidelines will be distributed to homeowners once approved.

Winter Weather Reminders

- 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 clearing the parking space(s) where their car(s) are parked.
- When clearing snow from cars and sidewalks, deposit snow onto common grounds and your 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.



- Only park in the spot(s) you have cleared. If you are expecting guests, please make appropriate arrangements for them to park in spaces you have cleared, rather than in a spot that was cleared by a neighbor.
- Do not place chairs, trash cans, traffic cones or other objects in parking spaces.
- Help your neighbors. When we experience a big snow it can be very difficult for some neighbors to clear their sidewalks, cars and parking spaces. Please pitch in and help those in need.
- The City of Gaithersburg plows the roads in Woodland Hills. If there are questions/concerns about plowing, please contact Public Works at (301) 258-6370 or publicworks@gaithersburgmd.gov.

Bulk Recycling Notice

Residents are reminded that bulk recyclables should be placed on the curb no sooner than the night before the scheduled monthly pickup day, which is the first Tuesday of each month.

Residents who dump unwanted household goods, furniture, paint, etc., detract from the beauty of the community, and 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.

Follow These Bulk Recycling Guidelines

The City provides monthly bulk refuse collection for those large items that private collectors will not accept. Bulk items include heavy electrical appliances, furniture, and other large household items. Items must be clearly marked as "Bulk Pick Up" or placed in labeled containers.

- Bulk items in Woodland Hills are collected by City crews on the first recycling day of the month (see **Bulk Recycling Dates** chart above). If that day falls on a holiday when City offices are closed, bulk items will be picked up on the same day the following week.
- **Large Appliances** - Doors should be removed or secured so they cannot be opened.
- **Large Household Items accepted:** Furniture, bedsprings, mattresses, rugs, large toys, televisions, computers, nonmetal sinks, tubs, toilets, and small amounts of remodeling debris (piles less than 4' x 4' x 8' in size).
- **Large Yard Waste accepted:** Tree trunks and limbs less than 6 feet long and less than 40 pounds.
- **NOT ACCEPTED:** Routine recyclable items, regular household refuse, contractor debris, household hazardous waste, propane tanks or tanks under pressure, motor vehicle parts (including tires).

Woodland Hills Bulk Recycling Dates

November 3 ~ December 1

January 5 ~ February 2

March 1 ~ April 5 ~ May 3

June 7 ~ July 5 ~ August 2

September 6 ~ October 4

(The first Tuesday of every month)

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 president@woodlandhillsmd.com with your new neighbor's name and/or address information. We'll be sure to drop by to welcome them to the community.



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.

Please subscribe to the Woodland Hills listserv by accessing 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 website.

Please DO NOT Dump Unwanted Leaves!

If you have leaves that you cannot recycle into your own landscaping, bag them in recyclable yard waste bags and leave them for recycling pickup every Tuesday morning. Generally from the last week of October through the last week of December, the City of Gaithersburg collects loose leaves from the curbs. You may deposit unwanted leaves from your yard at the curb for City pickup during this time.



Although we leave many leaves on common grounds to replenish nutrients, maintain moisture and help prevent erosion, dumping leaves from private lawns and gardens onto common ground is prohibited. Excessive leaf piles will not break down naturally over the course of the year. As a result, excessive leaves piled against trees may lead to root rot. Root rot results in tree decline, increased maintenance costs and, eventually, tree removal and replacement. Excessive dumping also leads to avoidable work for our lawn maintenance contractor and expense to the community.

Dumping of leaves, landscape materials, construction materials, fencing, etc., onto common ground also is prohibited by City Code 18-4(a) and punishable by up to a \$500.00 per day fine from the City of Gaithersburg.



Help Injured Wildlife



Community members occasionally encounter injured wildlife in need of help. If you should find an animal in need, consider calling Second Chance Wildlife. The mission of Second Chance is to provide free care and rehabilitation to ill, injured, and/or orphaned wildlife, especially those that have been negatively affected by human activities, with the goal of returning them to the wild; to educate the public about the importance of wildlife and help them live in closer harmony with them; and to function as a wildlife referral and information resource for local residents, local, state, and federal agencies, and businesses, students, and educators.

Second Chance is located at 7101 Barcellona Dr., Gaithersburg, MD 20879 and can be reached by phone at (301) 926-9453. Second Chance has an open house scheduled in November where you can tour their facility and see wildlife being nursed back to health. For more information, visit their website at www.scwc.org.

See Something, Say Something

Our community is fully served by dedicated volunteers and an off-site property manager. As such, they cannot be in all places at all times.

If you witness practices that are in violation of the Rules and Regulations or the Architectural Guidelines, please report to the property manager or a director.

Your identity will be kept confidential, but you must identify yourself in your complaint so that the property manager can follow up with you. Any anonymous complaints will be disregarded.

Woodland Hills Receives Environmental Award

Woodland Hills received a 2015 environmental award by the City of Gaithersburg for demonstrating outstanding environmental stewardship in the Gaithersburg community.

Woodland Hills received the award based on many improvements made to the community in 2014 including the installation of more than 1000 native perennials, 34 shrubs and nine trees throughout common areas, removing invasive species, and cutting vines at tree bases.

Wildlife Habitat Group Events

The community held its fourth Wildlife Habitat Group event in May during the pool opening celebration.

During the event, members of the group handed out Black-Eyed Susans and other native plants and provided information to residents about gardening and the Great Seneca Watershed.

The community also hosted Home Tree Care 101, educating residents on do-it-yourself planting, mulching and pruning techniques.



Above – Monarch Butterfly Display – Habitat Group Event, May 2015

Parking Resolutions Being Considered



The Board of Directors is beginning to consider possible solutions to parking issues in the community.

If you observe vehicles that are parking in violation of the restrictions, please note the make, model, tag number and location and report it to the property manager or a director.

Vehicles must be driven outside the community at least once every 14 days. Only residents and their guests are allowed to park in Woodland Hills. Until a solution is in place consider the following suggestions:

- Please be considerate to your neighbors and remember to direct your guests to park in spaces away from the front of homes or spaces that are not normally used by your neighbors. Another option is to move your own vehicle elsewhere to allow your guest to park where you normally park.
- Please respect the parking patterns that have been established through the years. Most areas of the community have worked out long-standing parking arrangements that serve the needs of all the neighbors. If you have a new neighbor move in, please take the time to introduce yourself and explain the parking arrangements to them.

Vehicle Theft Prevention Tips

The theft of electronics, monies, and others items of value from vehicles is a problem in every corner of the county. Here are a few reminders to keep your items safe:

- In addition to electronic devices remember to remove power cords when you exit your vehicle. Cords help a thief identify what devices you have and may encourage them to come back at another time to search your vehicle.
- Remove all items from your car at night. Even those items that you see as low value may encourage someone to break into your vehicle.
- If you see anything suspicious **CALL IT IN!** You are the eyes and ears for our community. Non-Emergency: 301-279-8000.



Important Community Numbers

Gaithersburg City

Animal Control	301-258-6343
<i>after hours/Emergency</i>	<i>301-379-8000</i>
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

Fall Home Security Check-Up

We are entering the season where we will begin to store our summer wares and look toward the coming cool temperatures and changing leaves. Here are some helpful tips to help you prepare for the changing weather.

- Exterior Lights are stressed by cooler temperatures. Check all of the exterior light fixtures for failed bulbs.
- Seasonal plantings may need to be trimmed back or removed in order to maintain that kept up appearance that deters burglars.
- As you move things to the shed ensure you are securing the door with a dependable lock. (Don't forget the quick shot of WD40 into the lock to prevent freezing.)
- If storing items in the garage, ensure they are secure and will not fall. Loose items can fall against garage door tracks and prevent them from closing correctly.
- With the cooler weather homeowners may have windows opened enjoying the cool night air. Be sure to close and lock those windows when you are not at home. Even a short trip within the neighborhood could be the opportunity a burglar is looking for.
- Do a quick check and make sure your address numbers are still visible. Summer growth may have covered them and now is a good time to trim plantings back so those numbers are visible to emergency responders.
- As the weather gets colder doors and window frames will shrink. It is a good idea to check to be sure that locks are still working properly.

Remember:

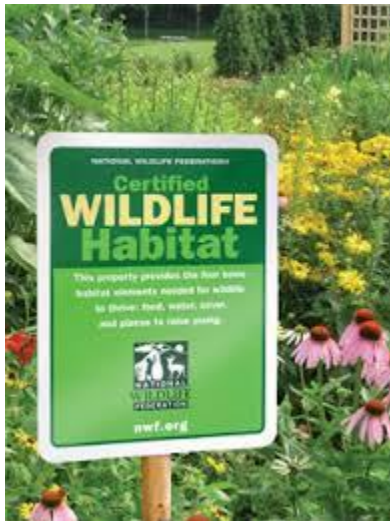
- When in doubt, **CALL IT IN!** You are the eyes and ears for the community. Non-Emergency: 301-279-8000



Woodland Hills Community Wildlife Buzz

Woodland Hills is registered on the National Wildlife Federation website (NWF.org) and continues to work for certification. Homeowners can help by certifying their yards or gardens. The simple online application process takes about 5 minutes. Go to the NWF website to begin--
<http://www.nwf.org/Get-Outside/Outdoor-Activities/Garden-for-Wildlife/Certify-Your-Wildlife-Garden.aspx>

Woodland Hills currently has 17 certified garden habitats and needs a minimum of 20 community-wide in order to have the neighborhood certified as a wildlife habitat by the NWF. If you are interested in joining the Community Habitat group and/or receiving information on creating habitat and/or volunteering, please contact Pam Sonnevile at pamsonnevile@verizon.net.



Woodland Hills Receives Grant from City of Gaithersburg

Woodland Hills received \$4,045 from the City of Gaithersburg's Frederick J. Felton Neighborhood Matching Grant Program to be used for landscape enhancements in the community.

Woodland Hills is among nineteen homeowners associations who received grant money to improve landscaping in the community. The program awarded a total of \$60,000 in matching grant funds to communities around Gaithersburg.

Keeping Kids Safe – Pedestrian Safety

With neighborhood kids getting back to school and the daylight hours getting shorter, everyone should be extra vigilant when driving through the neighborhood.

Safe Kids International recently released an interactive infographic outlining the seven most common ways kids get hit by vehicles including:

- 75% of teen pedestrian deaths occur between 7:00pm and 7:00am, when it's dark outside.
- Nearly 100 kids are killed by cars backing up every year.
- 1 in 5 high school students cross the street while distracted.

They also outline seven ways to prevent accidents like:

- Phones down, heads up while walking.
- Pause at each lane of traffic and make eye contact with the driver.

To view the complete graphic and list visit www.safekids.org/infographic/dont-get-hit-car



Coupons for Planting Trees

The Montgomery County Planning Department has a tree planting program, *Leaves for Neighborhoods*, to increase the county's tree canopy on residential property. The \$25 coupon can be used to buy a tree with a retail value of \$75 at participating nurseries. Go to the following website to download the coupon
http://www.montgomeryplanning.org/events/leaves/documents/leaves_for_neighborhoods_flyer.pdf.

The State of Maryland has a \$25 coupon as well that can be used with the Leaves for Neighborhood discount. The State's coupon can be downloaded from the following website <http://trees.maryland.gov/wp-content/uploads/sites/15/2015/02/MarylandersPlantTrees2015.pdf>