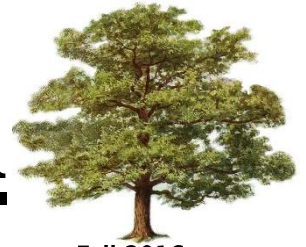


Fall 2016

Woodland Hills

NEWSLETTER



Fall 2016

www.WoodlandHillsMd.com

2016-2018 Board of Directors

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1725 Logmill Lane
(301) 525-7369

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Property Management Agent

Peggy Toland/Dina Arevalo
Community Associations, Inc.
15742 Crabbs Branch Way
Derwood, MD 20855
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.****

Preparing Your Home for Winter

Tips courtesy of Embrace Home Loans

When the leaves are falling and the temperatures are dropping, it's time to prepare your home for the winter ahead. Some simple fall maintenance will help you protect your home from the cold weather and avoid costly repairs. Here are five tasks to tackle each fall.

Clean your gutters – falling leaves and general debris are likely to clog up your gutters, putting your home at risk for ice dams and potential flooding. Get in the habit of cleaning out your gutters and checking them for cracks or sagging each fall. Adding gutter covers will help keep them clear, but don't skip the fall inspection.

Check your roof – While you're taking care of the gutters, take the time to check out the condition of your roof. Look for missing or loose shingles and have any issues repaired. Snow, ice, and changing temperatures in winter can lead to big problems if your roof is not in good condition.

Drain and shut off outdoor faucets – Outdoor faucets should be drained and shut off before temperatures fall below freezing. Leaving water in the pipes can cause them to freeze and burst. Use the indoor shut-off valves to stop the water flow, and then open the faucet to drain any remaining water.

Have your furnace and chimney inspected – You rely on your furnace to keep your home warm in the winter. To keep it running smoothly, have the furnace cleaned and inspected each fall. If you use your fireplace, it's also important to have it cleaned and checked to avoid dangerous chimney blockages and build-ups.

Seal cracks around your windows and doors – Improving your home's weather sealing is a great way to keep your heating bills low during the cold winter months. Inspect your doors and windows for drafts and seal them up with caulk or new weather stripping.



These simple fall maintenance tips will protect your home, while helping you stay safe and warm all winter.

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.



Upcoming Fall 2016 Home Inspection

Prepare your home for the upcoming 2016 fall inspections which will take place between October and December. Do not store items in front of your house, clean up your yards and ensure that your home conforms to the *Architectural Guidelines*. Pool passes and tennis court keys will only be distributed to homeowners who are in compliance.

Woodland Hills Bulk Recycling Dates

November 1 ~ December 6
January 3 ~ February 7
March 7 ~ April 4
May 2 ~ June 6 ~ July 5
August 8 ~ September 5 ~ October 3

Fall/Winter Gutter Cleaning Service

North Landscaping (Woodland Hills' contracted landscaper) is once again offering gutter cleaning services at a group rate for Woodland Hills residents.

Work is expected to take place December 1 and 2, weather permitting. North will blow leaves off of roofs (leaves will land in yards where the resident will then be responsible for them) and will hand clean the gutters. They will also spot check for problems with the gutter/downspout system and provide a summary of recommended repairs. All of these services will be performed for \$30.



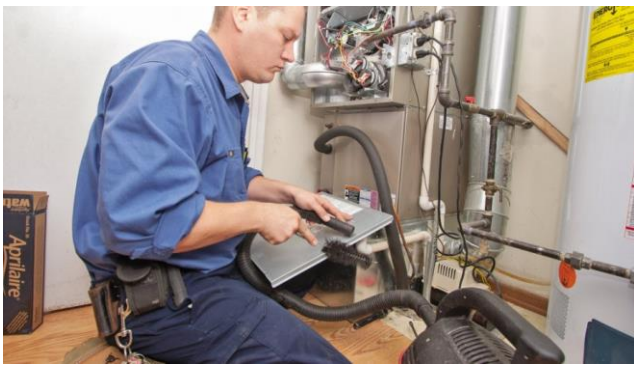
If you are interested, please make your check payable to "North Landscaping" and deliver to Pam Sonnevile at 314 Wye Mill Court by November 28. Please include your name and property address.

NOTE: Dates are subject to change.

Know the Facts: A/C Unit Refrigerant

If you own an older air-conditioning unit that uses R-22 coolant, take caution when an HVAC contractor recharges your refrigerant, R-22 (aka “Freon”), as it is being phased out over the next several years making R-22 more expensive and harder to come by.

The Environmental Protection Agency (EPA) has reported that some contractors are using off-brand, unapproved refrigerants that pose a risk of damaging your A/C system and even causing fires. The EPA expert said R-22 air conditioners weren’t built to handle the level of pressure or flammability the other coolants pose. Specifically, the agency warns against an alternative known as R-22a, which uses propane and creates a fire hazard.



In the U.S., residential R-22 systems ceased production in 2010 in favor of upgraded R-410a systems, but millions of R-22 systems remain in use.

The price of the refrigerant has gone up in recent years due to the R-22 manufacturing decrease as part of a phase out. This has led homeowners and HVAC companies to seek out alternative refrigerant sources.

PROTECT YOURSELF:

- Look closely at the label your technician is using.
- Avoid products such as R-22a 12a and 290.
- Check EPA.gov for a current list of acceptable and prohibited alternatives.
- Verify that your HVAC tech carries federal-law mandated Section 608 certification.

Source: Angie’s List, August 2016

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 would 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 (if you know it) and address information. We will 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.

See Something, Say Something

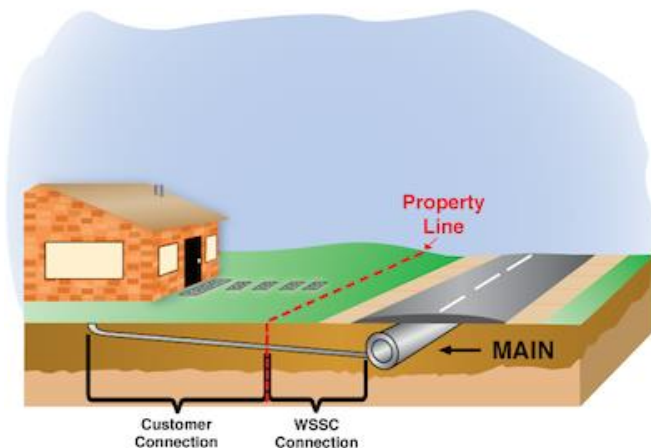
Our community is fully served by dedicated volunteers and an off-site property manager. As such, they cannot be in all places at all times.

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.

Understand Your Water Service

What would you do in an exterior water service line emergency? Many homeowners assume that WSSC is responsible for all exterior water service lines that deliver water to our homes. Unfortunately for homeowners, that is not the case. As a homeowner, you are responsible for the repair and maintenance of the water service line from your property line to your home. WSSC only repairs and services lines up to your property line. In the case of an exterior service line failure on your property, you should contact a licensed and insured plumber. Such repairs can be quite costly but may be covered by your homeowner's insurance. Check with your insurance company to determine if you have such coverage. If not, you may want to consider adding it as these repairs can be quite costly and include not just the repair of the line, but also restoration of adjacent properties. Know and understand your responsibilities and be prepared.



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:

- Keep your vehicle keys with you at all times, and never leave a spare key or valet key in your vehicle. Note: Valet keys can be used to start the vehicle.
- Close and lock all vehicle windows and doors when leaving vehicle unattended.
- Remove valuables from the vehicle.
- Don't leave a vehicle running if unattended.
- If your vehicle has a "push button" ignition system, make sure that the vehicle is turned off and locked before you leave it unattended.
- Park in well-lit and well-traveled areas.
- Use a car alarm and/or anti-theft device.
- Use a vehicle locator device.

If you see anything suspicious CALL IT IN! You are the eyes and ears for our community. Non-Emergency: 301-279-8000.



Woodland Hills Receives Grant

Woodland Hills received \$4,500 from the City of Gaithersburg Frederick J. Felton Neighborhood Matching Grant Program to be used for landscape enhancements in the community. Woodland Hills is among twenty neighborhood and homeowner associations awarded a total of \$60,000 in matching grant funds from this program. The program provides an incentive for neighborhood organizations to improve their communities by awarding matching grants of up to \$5,000.



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 19 certified garden habitats and needs a minimum of 20 community-wide in order to have the community certified as a wildlife habitat by the NWF. If interested in joining the Community Habitat group, receiving information on creating habitat and/or volunteering, please contact Pam Sonneville at pamsonneville@verizon.net.



Important Community Numbers

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

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.

Wildlife Value

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.

Winter Weather Reminders

- Homeowners are responsible for clearing their sidewalk.
- Homeowners are responsible for clearing their parking spaces.
- 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.
- Practice patience and consideration. Unfortunately weather events can cause tension among neighbors. Please be considerate of all neighbors and the work they have done to clear their homes and parking spaces.



Sidewalk Shoveling

North Landscaping will offer private sidewalk shoveling. Each time the HOA calls to clean common ground sidewalks, North will clean interested party's private sidewalks. Private sidewalks will be cleared after the common ground work is finished which usually occurs within 12 hours of snowfall stopping. Clearing sidewalks will be \$10 and driveways an additional \$20 per cleaning.

If interested, provide your name and address to Pam Sonnevile, 314 Wye Mill Court by December 12. Once on the list, North Landscaping will clear your walk and bill you at the end of the season (March).

Proper Disposal of Pet Waste

For the convenience of pet owners residing in Woodland Hills, the HOA installed three pet waste stations several years ago. They are located 1) at the intersection of Carlsbad Drive and Tanyard Hill Road, 2) near the tennis courts and, 3) on the lower section of Wake Forest Drive. **Whether or not you utilize the pet waste stations, it is against the law to leave pet waste behind.** Pet waste attracts unwanted vermin and can carry disease. You risk the health of residents and pets alike when you fail to clean up after your pets. Any violators will be reported to the City's Animal Control Officer and may face a fine. If you witness someone ignoring this regulation, please report to the City's Animal Control office at 301-258-6343.

Pet Licensing

Any dogs and cats four months of age and older must be continuously vaccinated against rabies and licensed annually with the City of Gaithersburg. Woodland Hills HOA periodically reviews licensed pets with the City's Animal Control Officer. All pets also must be walked under restraint or on a leash. Please report any violators to the City of Gaithersburg's Animal Control officer.

The license fee is \$10 for altered and \$35 for unaltered pets per year. The fine is \$100 for unlicensed pets and \$250 for unvaccinated pets.

To obtain a pet license tag you may apply in person at City Hall during business hours, Monday through Friday, 8:00am – 5:00pm by mail. For more information please visit the Animal Control website animalcontrol@gaithersburgmd.com.

Application will be processed and the license tag will be sent to you by mail.

