

6/10/05 G-7



Kingsview Ridge

SUMMER-VOLUME 5

JUNE 2005

SUMMER IS HERE!

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Board Members

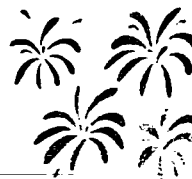
- Larry Marcus
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Fireworks!

Join in some local fun as the City of Gaithersburg and BIG 100.3 present a BIG Bang Independence Day Celebration Friday, July 1 through Tuesday, July 5th.

The weekend kicks off with three Starlight Concerts at the City Hall Concert Pavilion, 31 South Summit Avenue in Olde Towne Gaithersburg. Enjoy classic oldies with Bad Dog on Friday, July 1st, M&R Project on Saturday, July 2nd and Retrospect on Sunday, July 3rd. BIG 100.3 will be providing music and entertainment starting at 5:30 p.m., including karaoke, the BIG prize wheel and giveaways. The concerts begin at 7 p.m.



The gates will open at 5 p.m. You may walk-in at Chestnut or Dalamar Streets; the Perry Parkway entrance

will be closed. No cars will be allowed in the Fairgrounds. BIG 100.3 starts the night off at 6 p.m. with fun and games for the whole family, followed by a concert featuring the Great Expectations at 7 p.m.

A special ceremony will take place at 8 p.m., during which the City will award prizes to the 2005 Little Miss and Little Mr. Firecracker photo contest winners. There's more concert to follow, then the moment everyone is waiting for - an exciting fireworks display at dark. While at this event, food, blinking flags and glow sticks will be sold. Absolutely no alcoholic beverages/glass containers, rollerblades, skates, bikes, pets, or fireworks of any kind will be permitted. Note that in the event of rain, the fireworks will be held on Sunday, July 10th.



Live on the Lawn Concert Series



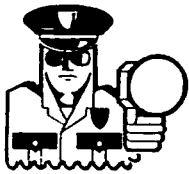
The City of Gaithersburg will launch its free outdoor concert series at the City Hall Concert Pavilion, 31 South Summit Avenue In Olde Towne.

There will be everything from blues, to jazz to good ol' rock and roll, there's sure to be something to get you moving and groovin to the music. Plus you'll find eight Backyard Concerts at parks throughout the city, some featuring Red Hot & Blue BBQ for sale during the concert.

The concerts are divided into four series: Kaleidoscope, a Monday morning program especially for kids that begin at 10:30 a.m.; Noon Tunes, A midday program on Thursdays that give you an excuse to enjoy your lunch outside; Starlight Concerts on Friday and Saturdays beginning at 7:00 p.m.; and Backyard Concerts which are held on Thursdays at 7:00 p.m. and scattered throughout the City. For more information, please contact the City of Gaithersburg at 301-258--6350.



Safety Tips!



Montgomery County Police Chief J. Thomas Manger is asking for the Community's assistance in helping to reduce the opportunity for Montgomery County's most common crime. Preliminarily, (crime statistics for Year-End 2004 are not yet complete). Theft from Vehicle was the most frequently reported crime in all six of Montgomery County's Police Districts. It is categorized as a larceny and is the most prevalent of all the types of larcenies committed in the county. The most common items taken were: car stereos (47%), money (30%), purses (11%), car wheels (7%), airbags (3%), and sports equipment (2%). In most cases, access was gained by breaking a car window.

Following the very basic and simple practices of always locking your vehicle doors and not leaving valuables in plain sight, can really reduce your chance of becoming a victim of this crime. Other safety tips include:

- ♦ Don't leave your car running to warm up on cold morning or while you make a quick stop
- ♦ Don't leave your keys, or an extra key in the glove compartment or anywhere else in the vehicle
- ♦ Never leave cash, credit cards, or anything with your identity on it
- ♦ Immediately report suspicious activity in your neighborhood to police
- ♦ If you've left your vehicle unlocked, and become a victim of theft from vehicle, don't be embarrassed to report it to police



Anyone who has information about a suspect(s) responsible for thefts from vehicles and the crime is not in progress, is asked to call the police non-emergency number at 301-279-8000. Those who wish to remain anonymous may call Crime Solvers of Montgomery County, toll-free at 1-866-411-8477.

Motor Scooters

Many self-propelled vehicles are appearing on the public and private streets and sidewalks within the Kingsview Ridge community. The Maryland Motor Vehicle Laws prohibit the use of certain non-registered motorized vehicles on streets and sidewalks, so they cannot be lawfully driven on public roads by anyone.

Since there are a variety of these types of vehicles, the County Police has provided the following information to clarify what types of vehicles are legal to operate and what their restrictions are for safe operation under the Maryland Motor Vehicle Law.



Motor Scooters (larger vehicles such as Vespas) do not need to be registered. To operate a motor scooter on the street, the operator must be at least 16 years of age and possess a valid Moped Operator's Permit or Driver's License. These vehicles may not be operated on a sidewalk. You may not operate these on a roadway where the speed limit is over 50 mph.

Mopeds and motorized bicycles are human-powered bicycle type vehicles that have a motor assist. These vehicles do not need to be registered. However, to be operated on a public street, the operator must be at least 16 years of age and possess a valid Moped Operator's Permit or Driver's License. These vehicles may not be operated on sidewalks or roadways where the speed limit is over 50 mph.



Mopeds and motor scooters differ from other self-propelled vehicles under Maryland law. Self-propelled motor vehicles include off-road vehicles such as ATVs, off-road motorcycles, electric and gas powered stand-up scooters, motorized skate boards, mini-bikes and any self-propelled object (e.g. motorized skateboard) that is not a Moped or Motor Scooter by definition. These vehicles do not meet the safety equipment requirements for registration, so they cannot be registered and they cannot be lawfully driven on the road or highways by anyone, licensed or not. Also, they cannot be operated on the sidewalk. They can only be operated on private property with written permission from the owner or tenant of property.

Parents may have purchased these types of vehicles for their children not knowing the Maryland Motor Vehicle laws. Operating these vehicles, many of which are capable of reaching speeds of over 30 mph, may represent a danger to pedestrians, motorists and their operators. Such small motorized vehicles often may not be seen by cars and trucks. Some of their operators, because of age, have no knowledge of the rules of the road, and pedestrians are often unaware of their presence on sidewalks.

The County Police are compelled to strictly enforce Maryland law as it applies to these various vehicles. The Police WILL charge operators and parents, who allow the operation of these vehicles by minors, with the appropriate sections of the Maryland Motor Vehicle Laws. Charges under these sections can result in FINES OF UP TO \$900.00.

Complaints about illegal vehicles operating on public streets/roadways, call the Montgomery County Police non-emergency line at (301)279-8000.

Trash Disposal

Trash removal is provided twice weekly on Monday and Thursday by Waste Management. **DO NOT PLACE YOUR TRASH OUTSIDE ANY EARLIER THAN 6:00 P.M. THE NIGHT PRIOR. DO NOT PLACE YOUR TRASH OUT IF YOUR TRASH PICK-UP FALLS ON A HOLIDAY AS IT WILL NOT BE PICKED UP UNTIL YOUR NEXT SCHEDULED PICK-UP.**

All containers for the storage of trash or garbage must be rigid containers of metal or plastic, having tight-fitting, overlapping lids, with a capacity of not less than fifteen (15) and not exceeding thirty-two (32) gallons according to county Code Section 48-24. Trash cans are to be stored out of sight. Items such as exercise equipment, furniture, screen doors etc. are **NOT** considered household trash and must be disposed of at the Shady Grove Transfer Station off of Shady Grove Road. Regular operating hours are Mon-Fri 7:30 a.m. to 8:00 p.m., Sat 7:30 a.m.-5:00 p.m. Household hazardous waste receiving hours are Thursday-Friday 1:00 p.m.-5:00 p.m., Saturday 8:30 a.m.-5:00 p.m. and Sunday 9:00 a.m.-5:00 p.m. Homeowners are responsible to have these items removed from the community. When items are left out, the Association **MUST** pay to have them removed from the community which will cause the Association fees to increase!



Montgomery County **WILL** collect unwanted scrap metal items free of charge. Improper trash disposal can create unclean and potentially unsanitary conditions. Items such as household products harms the environment as well as human health.



Recycling Do's and Dont's

Recycling is provided on Wednesday. Instead of putting hazardous materials in the garbage or pouring them down the drain, take them to the County's conveniently located collection site free of charge. **Paper must be placed in paper bags or boxes, NOT plastic bags while yard waste must be placed in the appropriate paper bag.**

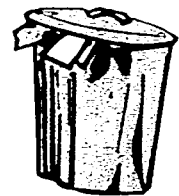
The items listed below are recyclable, however they must be taken to the Shady Grove Solid Waste Transfer Station. **DO NOT PUT THESE ITEMS OUT WITH YOUR RECYCLING.**

Accepted collections:

- > Insecticides
- > Herbicides
- > Other pesticides
- > Fertilizers w/herbicides
- > Paint thinners and solvents
- > Swimming pool chemicals
- > Unwanted fuels
- > Mercury containing items, thermostats & thermometers
- > Used motor oil
- > Photographic Material
- > Brake fluid and Antifreeze
- > Car batteries
- > Oil-based paints
- > Batteries

Unacceptable Items:

- Explosives, compressed gas cylinders and shock sensitive materials
- Commercial, industrial or medical wastes
- Dioxins
- Kepones
- Unidentified Materials
- Radioactive materials
- Asbestos



Architectural Control

All homeowners are reminded that an Application for an Architectural Change must be submitted prior to making any modifications to the exterior appearance of your home.



If an Architectural Application has not been approved by the Architectural Committee prior to making any changes to your home, you will be found in violation of the covenants, and will be required to modify any changes at your expense.

Pet Etiquette



Pet owners must be reminded to walk your pets away from your neighbors'

homes. All pets should be on a leash or otherwise under the voice control" of their owner. **IT'S A COUNTY LA W!**

The law also requires that you are to pick up after your pet. Accumulated pet waste can be an attraction for rodents and other vermin. Failure to do so could result in a monetary fine being imposed or action being taken to remove the pet from the community! Complaints may be referred to the Montgomery County Department of Animal Control at 240-773-5960. All dogs and cats 4 months of age or older must have a current rabies vaccination and a County license. A rabies tag from your vet is NOT a County license, it must be purchased separately; penalties are between \$100.00 and \$500.00.



Cool 'N Easy Pie

Ingredients

2/3 Cup of Boiling Water, 1 pkg (4 oz serv size) Jell-O brand Strawberry Flavor Gelatin, Ice Cubes, 1/3 Cup of cold water, 3 cups thawed Cool Whip, 1 Graham Cracker Pie Crust.

Stir boiling water into gelatin in a large bowl at least 2 minutes until completely dissolved. Add enough ice to cold water to measure 1 cup. Add to gelatin; stir until ice is melted.

Add whipped topping; stir with wire whisk until well blended. Refrigerate 15-20 min. or until mixture is very thick and will mound. Spoon into crust. Refrigerate at least 4 hours or overnight. Garnish as desired. Makes 8 servings.

* You can use your favorite flavor of Sugar Free Jell-O Gelatin and Lite or Fat Free Cool Whip as a substitute for low fat diets.

Home Maintenance

Most often, homeowners neglect to properly paint the exterior of their homes. Regular painting is not always the answer. Without proper preparation, (scraping, priming, caulking) of the surfaces to be painted, painting alone will not be sufficient; the paint will begin to peel in no time.

A bi-annual maintenance check should be performed on your home. You should check for other problems that may worsen or create additional headaches for you if left unattended. Items such as:

Roof and Gutters:

Always check for missing or damaged shingles, clogged gutters, roof protrusions, (vents, skylights, etc.) to ensure they are sealed, check the chimney for loose mortar. Chimneys should be cleaned at least every other year to ensure that all ventilation is open and properly functioning.

Walls, Windows & Doors:

Look for blistered or peeling paint, loose or cracked caulking, loose siding, loose mortar. Check window weatherstripping. Fill depressions or washed out areas around foundation, make sure drainage flows away from the house.

Plumbing:

Know where your main shut-off valve is located! Clean clogged or slow drains. You should drain and flush the water heater periodically.

Heating/Cooling System:

Check to make sure all outside equipment is not blocked by landscaping or debris. Its always good have an annual preventive maintenance check up with a qualified HVAC mechanic, it will be well worth it.



Helpful Phone Numbers

Police Non-Emergency	301-279-8000
PEPCO	202-833-7500
WSSC Emergencies	301-206-4002
Animal Control	240-773-5960
Recycling/Leaf Coll	240-777-6410
Consumer Affairs	240-777-3636
Abandoned Cars	301-840-2454
Comcast	301-424-4400

Payments

Homeowners are reminded that payments are due on the 1st of each quarter (January, April, July, October). Payments are to be mailed to the "remit to" address located on your coupons. **Please do not mail or take your payment to the office of Vanguard Management in Germantown, MD.** The payment address is P.O. Box 37286, Baltimore, MD. 21297-3286. Your 12 digit account number must be written on your check.

Extra, Extra!

Don't forget, Sunday, June 19th is Father's Day! You can show dad how much you love him by cooking him breakfast, mowing the lawn or washing the car!



QUESTIONS, COMPLAINTS OR CONCERNS?

If you should have issues regarding trash, landscaping etc. you must write to the Board of Directors c/o Vanguard Management at P.O. Box 39, Germantown, MD 20875 or email Nancy Keen, your Community Manager at NKeen@vanguardmgt.com. All complaints must be in writing to be considered. Management has a limited amount of authority and most times must receive direction from the Board of Directors prior to taking action.

Excessive Noise!



There have been complaints from Kingsview Ridge residents regarding loud music, outdoor activities, etc. The hours when residents should not create excessive noise are from 9pm to 7am M-F and 9pm to 9am on weekends and holidays.

During these hours, please remember to keep these noise levels low. Noise ordinance violations should be reported to the Montgomery County police non-emergency number at 301-279-8000.

DID YOU KNOW?



Grass clippings are healthy for your grass. NEVER blow them onto the street or sidewalk.

PLEASE GRASSCYCLE!

Meeting Date



All Board Meetings are scheduled to be held on the 1st Wednesday of every other month. The next meeting of the Board of Directors will be the Annual meeting which will be held on Wednesday, August 3rd @ 7:30 pm. at the Germantown Recreation Center. **PLEASE REMEMBER TO MAIL IN YOUR PROXIES IF YOU ARE UNABLE TO ATTEND THE MEETING.**