



KINGSVIEW RIDGE BULLETIN

A Newsletter for the Kingsview Ridge Community Association
Germantown, Maryland

Spring/Summer, 2000

Upcoming Special Dates:



Independence Day

July 4, 2000

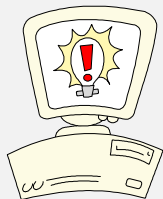


Please drive with care through the community. There are many pedestrians and children at play!



Remember, even if there is not a STOP sign, state law requires the driver approaching a "through" street (e.g. Ranworth Drive) to stop before entering the through street.

**VISIT THE
KINGSVIEW
RIDGE
COMMUNITY
ASSOCIATION
ON THE
WORLDWIDE
WEB!**

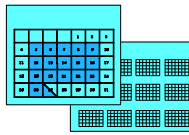


WWW.KINGSVIEWRIDGE.COM

Board of Directors Meetings

The Board of Directors for the Association meets regularly to conduct the business affairs for the community.

The Board of Directors meetings are currently held on the 1st Thursday of each month.



The meeting dates for the next several months are:

July 6, 2000	7:30p.m.
August 3, 2000	7:30p.m.
Annual Meeting/Election	
September 7, 2000	7:30p.m.
October 5, 2000	7:30p.m.
November 2, 2000	7:30p.m.
December 7, 2000	7:30p.m.

Meetings are held in the media center (library) at Kingsview Middle School. All homeowners are welcome!

Kingsview Ridge Phase III Development Plans

The plans for what has been known as "Kingsview Ridge - Phase III" recently went before the Montgomery County Planning Board for review of amendments to the plan.

The original approved plan called for 210 multi-family (garden style) homes, 73 townhouse (283 total homes) plus 5 additional acres of land (type of housing undetermined). As part of the plan,

Father Hurley Boulevard will be extended, in part, to the railroad tracks.

These lots were already approved and construction could have begun at any time.

The multi-family homes were originally to be a part of the Kingsview Ridge Homeowners Association.

The developer, Kingsview Ridge General Partnership, altered the site plan to change the type of homes and reduce the density. The new plan calls for 51 single family detached homes and 140 townhomes (190 total homes). Due to this change as well as annexation issues relative to a significant portion of the site, the developer will create a new homeowners association for this project.

The Board of Directors for the Kingsview Ridge Homeowners Association voted to write a letter to the Planning Board concerning this site plan changes. In the letter, the Board expressed its deep concern for the over-development of the Germantown area, the serious overload on schools and roads and a preference that no new development proceed. The letter continued, however, to note that it is understood that there are already approved plans for the site and, as such, the Board supported the reduced density and elimination of the multi-family homes.

The revised site plan was approved by the Planning Board. You should have noticed the construction activity already starting on Father Hurley Boulevard!



HOME MAINTENANCE

Your Kingsview Ridge home is a valuable investment that, if not properly maintained, you could face loss of value and experience major maintenance expenses.



The most often overlooked area of home maintenance is in the regular painting of the exterior of the homes (YES, even on your "new" home!!!). Regular painting, however, is only part of the answer.



Without proper preparation (scraping, priming, caulking) of the surfaces to be painted, painting alone will not be adequate. It will begin to peel in no time at all.

You should also regularly check your home for other problems that may worsen or create additional headaches for you if left unattended. Your semi-annual inspection (spring & fall) should include:

Roof & Gutters:

Look for missing or damaged shingles, clean the gutters, check all roof protrusions (vents, skylights, etc.) to **insure they are sealed - even in your "new" house!!!** Check the chimney for loose mortar, have the chimney cleaned (at least every other year) and insure 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 weatherstripping. Fill depressions or

washed out areas around foundation and entrance stoops - make sure drainage flows away from house.

Attic:

Poke your head up into your attic to insure that insulation is in place and adequate. Inspect the underside of the roof for signs of leaks or rot.

Heating System:

Insure outside equipment is not blocked by landscaping or debris. Check filters and replace as needed. Clean the humidifier and insure proper operation.

On heat pumps, insure emergency heat is working. **A contract for semi-annual preventative maintenance checks with a qualified HVAC mechanic can be well worth the expense.**

Plumbing:

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

Replace washers on leaking/dripping faucets. An unexpected leak could cause hundreds (if not thousands) of

dollars in damage!

Wooden Decks:

Clean and seal wood. The worst enemy to your wooden deck are the *ultra-violet rays of the sun* and not rain. The sun dries wood causing twisting, warping and cracking (into which water can penetrate and cause damage).

Yard/Landscaping:

The most visible maintenance need, however, is your landscaping. Regular mowing, trimming and weed control are essential to a beautiful community. Please, however, **do not dump your yard waste in the common areas** or place grass clippings as "mulch" around the trees.



Your home will always need care and maintenance. However, by conducting regular inspections and performing preventative maintenance, you can avoid damage and the need for costly repairs.

Helpful Telephone Numbers

Vanguard Management 301/540-8600
 fax: 301/540-3752
www.vanguardmgt.com

Waste Management 301/340-0074

MISS UTILITY 1/800/257-7777
 (Call before digging)

PEPCO 202/833-7500

ALLEGHENY POWER 1-800-654-3317

WSSC (Water & Sewer Service)

Billing Inquiries 301/206-4001
 Emergencies 301/206-4002

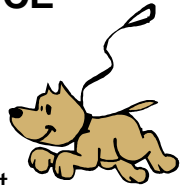
Washington Gas 703/750-1000

Cable TV Montgomery 301/294-7600

Montgomery County Government

Animal Control 301/279-1823
 Trash/Recycling 240/777-6410
 Dept. of Health 240/777-1600
 Police Non-Emergency 301/279-8000

SMOKE DETECTOR MAINTENANCE



Your smoke detectors are a very important part of your new home.

They have been installed for your protection in the event of a fire, yet they cannot protect you if they are not operating properly.

PLEASE:

1. **READ** the documentation provided when you moved in.
2. **CLEAN** your smoke detectors every week.
3. **TEST** your smoke detectors at least once every month (more often is better!).
4. **CHANGE** the batteries twice each year (when you change your clocks between standard and daylight savings time).

PET "Etiquette"

Pet owners are reminded that they should walk their pets AWAY from neighbors' homes, the playground area and high traffic areas.

Deposits of "**poop**" around the common areas has become a significant nuisance.

**PETS SHOULD BE ON A LEASH WHEN ON KINGSVIEW RIDGE PROPERTY!
IT'S NOT ONLY AN ASSOCIATION RULE, BUT COUNTY LAW!**

The Association covenants, rules and the law also say that you should "pick-up" after your pet. Let's face it, these things are not only the law, but they are also the signs of a considerate pet owner/neighbor.

Please be aware that, failure to follow the proper rules concerning your pet could result in a monetary fine being imposed or action being taken to remove the pet from the community!



Complaints may also be referred to
The Montgomery County

Department of Animal Control
at (301)279-1823

***Action will be more
expeditious and effective!***



Anyone wishing to file a
complaint concerning
a pet owner
who allows such
problems to occur should

WRITE to:

**Kingsview Ridge
c/o Vanguard Management**

Your complaint should include:

- # The date and time of the incident,
- # A description of the pet,
- # The address (street #) of the owner to whom the pet belongs.

Action can only be taken upon receipt of a written and signed complaint. Confidentiality will be protected to the greatest extent possible.

STREET LIGHTING

The lighting provided to illuminate the parking lot areas within the townhome areas of the community are privately owned and maintained by the Association. However, we rely on homeowners to report lights that are not work.

If a street light in the townhome areas is not working, please call Vanguard Management at (301)540-8600 to report the problem.

The streets bordering the single family homes are publicly maintained. As such, the lighting is maintained by the Montgomery

County Department of Public Works & Transportation (MCDPW&T). To report lights that are out on the public streets, call (240)777-2190.

Important *Factoids*:

Board of Directors meetings:

Currently, every 1st Thursday of the month.

Regular trash collection days:

Mondays and Thursdays.

Pick-up point:

SF & TH: Front curb
Condos: Trash corrals

Quarterly Assessments:

Single Family: \$78.00
Townhouses: \$117.00
Condominiums: \$117.00

Due on the 1st day of each calendar quarter (January, April, July, October).

ARCHITECTURAL CONTROL REMINDER

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

The Architectural & Environmental Review Committee (AERC) meets on the 2nd Thursday of each month in the media center at Kingsview Middle School.

The AERC is currently performing a walk of the community to develop an "inventory" of changes that have been made to homes within the community. The inventory will be checked against the records of approvals issued and homeowners who have made changes without the approval of the Association will be contacted.

Stay tuned!

Board of Directors

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Director

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Director

Mr. John Clarke

(W)703/734-9730

Don't forget to check out our association's web site at
<http://www.kingsviewridge.com>

Designed by: *Electric Web Avenue*

To Contact Electric Web Avenue to design your business web site, call (301) 540-4685 or check out
<http://www.ElectricWebAvenue.com>