



KINGSVIEW RIDGE BULLETIN

A Newsletter for the Kingsview Ridge Community Association
Germantown, Maryland

November/December, 1999

**Happy
Holidays**

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.



Kingsview Ridge Community Association

c/o Vanguard Management
Box 39
Germantown MD 20875-0039
301/540-8600
fax 301/540-3752

BOARD OF DIRECTORS

Larry Marcus
Tim Martin
Amber Cummings
Asia Johnson-Summers
Michael Jurgens
Pete Raumann
John Clarke

ABOUT YOUR ASSOCIATION

When you purchased your home at Kingsview Ridge you automatically became a member of the Kingsview Ridge Community Association. The Association was established by the developer through the creation of the Declaration of Covenants, Conditions and Restrictions and the By Laws. These "legal documents" were filed with the State and local government prior to beginning development.

The Declaration of Covenants is a document that is filed in the Land Records and "*runs with the land*" meaning that all deeds for all lots at Kingsview Ridge are subject to the provisions of this document.

The By Laws are an associated document that is largely administrative in nature and establishes criteria for meetings, voting, etc..

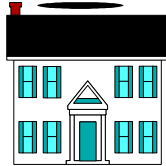
The Declaration establishes the requirements for assessments, collections and budgeting. In addition, architectural control provisions and "use restrictions" are established that designate parameters for use of and changes to all lots within the community.

All homeowners are encouraged to read these documents carefully. Feel

free to contact Vanguard Management with any questions. By heeding the provisions of these documents, the community will remain a nice place for everyone.

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.



An application form has been included with this newsletter for your convenience.

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!).
3. **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.

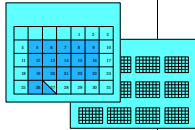
Helpful Telephone Numbers

Vanguard Management	301/540-8600
	fax: 301/540-3752
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

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:

December 2, 1999	7:30p.m.
January 6, 2000	7:30p.m.
February 3, 2000	7:30p.m.
March 2, 2000	7:30p.m.
April 6, 2000	7:30p.m.
May 4, 2000	7:30p.m.

Meetings are held in the media center (library) at Kingsview Middle School.

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.

ATTENTION KINGSVIEW RIDGE HOMEOWNERS

The contact information provided below is for your convenience. However, you are strongly urged to use consideration in making contact with any of these volunteers.

Please contact your neighbors only at reasonable times of day and for reasons that are appropriate to their position on the Board and within their area of authority.

Remember, **THEY ARE YOUR NEIGHBORS AND ARE VOLUNTEERS!**

Board of Directors

President
Mr. Larry Marcus
(H)301/540-9590
lmarcus@ci.rockville.md.us

Vice President
Mr. Timothy Martin
(H)301/515-5626
peslawn@erols.com

Secretary
Ms. Amber Cummings
(H)301/916-5010

Co-Treasurer
Ms. Asia Johnson-Summers
(H)301/528-7880
asummer@ix.netcom.com

Co-Treasurer
Mr. Michael Jurgens
(H)301/515-1120
jurgens@lsil.com

Director
Mr. Peter Raumann
(H)301/540-8374
praumann@wavejam.com

Director
Mr. John Clarke
(W)703/734-9730

NEIGHBORHOOD (NACs) ADVISORY COUNCILS

The information on the NACs is contained at Article VII of the By Laws (pg. 12).

The primary function of the 2 NACs (Single Family and Townhouse/Condo) is to act in an **advisory** capacity to the Board of Directors with regard to the activities of the Association as they relate to the particular "Neighborhoods". In essence, the members of the NAC will be the "eyes and ears" of the Board of Directors throughout the community.

The NAC may become involved with matters relating to:

- L Neighborhood Architectural control,
- L Neighborhood rules & regulations
- L Levels of Association provided services desired in a particular Neighborhood

Kingsview Ridge residents are encouraged to address matters relative to their particular "neighborhood" with a representative of your NAC. They, in turn, will bring matters to the Board of Directors as appropriate.

Single Family Neighborhood Advisory Council

Ms. Kerry Lambert
(H)301/428-1750
kerry-anne.lambert@globalone.net

Mr. Joe Wiggington
(H)301/540-0068
joewigg@aol.com

Ms. Lori Teachum
(H)301/540-9455
teachum@acninc.net

Mr. Andrew Bluestein
(H)301/601-9644
andyblue@sprintmail.com

Mr. David Brooks
(H)301-972-2919

Townhouse Neighborhood Advisory Council:

Ms. Valerie Ellington
(H)301/916-6022
v_ellington@hotmail.com

Ms. Stefanie Kurylo
(H)301/353-0757
skusrylo@digizen.net

Mr. Ed Hughes
(H)301/972-0283
hughese@nima.mil

Mr. Jim Hastings
(H)301/519-5273
jhastings@aspensys.com

Ms. Melanie Whalen

(H)301/515-8112

Architectural & Environmental Review Committee

- Mr. Andrew Bluestein
- Ms. Bridget Laserna
- Mr. Peter Moor
- Ms. Penni Spriggs
- Ms. Learie McDonald
- Mr. William Teachum
- Mr. Ed Hughes
- Mr. Joe Wiggington
- Mr. Victor Hughes

Homeowners' Association Expresses Gratitude for Neighborhood Directory

The Kingsview Ridge Community Association would like to acknowledge and express its gratitude to the Wiggingtons, especially Laura, of Penrod Terrace for their voluntary efforts to produce and distribute a Neighborhood Directory.

Many of our neighbors have indicated that this publication is a valuable resource and reference, which is regularly used.

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

The AERC is making arrangements to perform 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!

HELPFUL TRASH GUIDELINES
Townhomes and Single Family Detached Homes

In an effort to reduce or eliminate potential trash/recycling related problems at Kingsview Ridge, this reminder is to help acquaint you with the appropriate disposal methods.



REGULAR TRASH COLLECTION:

! Regular trash collection days are **Mondays and Thursdays.**

! *The collection point for trash is:*
The curb nearest the front of your home.

! *Trash containers should not be placed out in public view.*

Trash containers should be stored in your rear yard or in your garage.

! Trash should be kept in tightly **sealed** metal or rubber containers.

Please Note: Trash **should not be stored** in plastic or paper bags as these do not securely enclose the garbage and create unclean and potentially unsanitary conditions that will ultimately cost everyone for clean-up!

! **PLEASE DO NOT** place large furniture items out for the regular trash collections as the trash company will not remove this type of item.

If you have a large item such as a mattress or sofa that needs immediate disposal, please contact Waste Management at (301)340-0074 to arrange for a special pick-up.

! PLEASE DO NOT PLACE HAZARDOUS MATERIALS SUCH AS PAINT, OILS, OR OTHER SIMILAR ITEMS IN THE TRASH!

It is against Montgomery County law to dispose of such items in the regular trash. Individual owners/residents must dispose of these materials at the County Transfer Station in Gaithersburg or at those special collection points advertised by the County. Contact the Montgomery County DPWT, Division of Solid Waste, for information at 1-240-777-6410.

guidelines printed in this newsletter.

All homeowners/residents are asked to cooperate in making trash/recycling disposal a successful operation by adhering to the guidelines/procedures listed above.

Only you can make this effort successful!



Christmas Tree Disposal:



Collected by the recycling collection company.

Please remove all decorations (including garland, tinsel, etc.) and

leave your tree - without any type of wrapping - at the curbside on the regular recycling day.

Please dispose of tree by the third (3rd) recycling day in January.

HELPFUL TRASH GUIDELINES

Condominium Homes on Palmetto Circle

The fenced areas with the large trash cans ("toters") on wheels is intended for the use of those Kingsview Ridge homeowners and residents living in the condominium townhomes.

Residents of the regular townhomes ***should not be using these areas for the disposal of their trash.***

Condominium residents are asked to place their garbage ***completely inside*** the containers provided. Otherwise, please follow the