

Kingsview Ridge
045- G5

Kingsview Ridge

SUMMER-VOLUME 13

JUNE 2007

SUMMER IS HERE!

Summer Celebrations!

The Montgomery County Fairgrounds Outdoor Flea Market is scheduled for Saturday, June 9, 2007. The event is from 8 a.m. to Noon, rain or shine. Admission to the public is free.

Free same-day re-admission with hand stamping at the gate

Season Passes are available

\$45.00 for unlimited daily admissions, includes Fair Parking.

Season Passes are available from July 15th - August 11th at the Fair Office ONLY! Passes will not be available until mid-July.

PARKING

NEW FOR 2006...Parking at the Public Parking Lot off Perry Parkway, across from CompUSA will have a \$5.00 charge per car.

July 4th!

There will be an Independence Day

Concert and Fireworks at the Montgomery County Fairgrounds between 6 to 9:30 p.m.



Mont County Agricultural Fair!

Admission

August 10-18th

Adults...\$ 7.00 per person

Children 2-7...\$ 3.00 per person

Children under 2 are FREE!

Shuttle Bus Schedule

Friday August 10th

Shuttle Buses running from Lakeforest Mall to Fairgrounds 7AM-12:30AM

Saturday August 11th- 18th

Shuttle Buses running from Lakeforest Mall to Fairgrounds 7AM- 12:30AM



Features

- Board Members
- Summer Celebrations
- Safety Tips
- Motor Scooters
- Trash/Recycling
- Home Maintenance
- Pet Etiquette
- Architectural Control
- Excessive Noise
- Board Members Needed

Board Members

- Larry Marcus
- Tim Martin
- David Brooks
- Hari Singh
- John DiNardo
- Mohammad Zarei



Street Parking on County Streets

It has been brought to the Boards attention that many residents are parking their vehicles on county owned streets. Please be advised that ALL Single Family homes are located on County streets. Listed below are a few of the laws pertaining to street parking.

Sec. 31-14. Parking of commercial vehicles or buses abutting residences, schools, etc.

It shall be unlawful to park any commercial vehicle or bus on that side of any public road abutting any private residence, apartment house, church, school, hospital or playground except when such vehicle is actually engaged in loading or unloading passengers, merchandise or materials or when used by the owner or operator actively engaged in work on the premises of the residence.

Sec. 31-15. Repairing or leaving vehicles on streets for repairs.

It shall be unlawful for any person, business or corporation to perform service or repairs on a vehicles parked on a public street within the county.

Sec. 31-7. Parking of unregistered motor vehicles or trailers.

It shall be unlawful to park any unregistered motor vehicle or trailer upon the highways, roads, streets or other public property in the county at any time.



Sec. 31-8. Parking vehicles; impeding traffic, threatening public safety.

No vehicles shall be stopped, standing or parked upon any road, highway, alley or public parking facility of the county so as to impede the movement of traffic or constitute a threat to public safety.

Sec. 31-9. Impounding illegally parked vehicles, impeding traffic, etc.

Your vehicle will be towed if:

1. You are parked within fifteen (15) feet of a fire hydrant.
2. Within twenty (20) feet of any crosswalk whether at an intersection or not, when such crosswalk is marked off by painted lines.
3. With one (1) or more of the side wheels more than twelve (12) inches from the curb.
4. In a direction other than the flow of traffic.

Sec. 31-20. Parking prohibited, specifically.

Except when necessary to avoid conflict with other traffic or in compliance with the law or the directions of a police officer or official traffic-control device, no person shall:

1. Park on a sidewalk
2. Park within an intersection.



If you see a car parked on the street with one of these violations, please call the non-emergency police number at 301-279-8000.

Lawn Maintenance

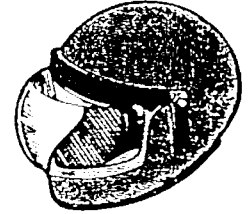


Management has received numerous complaints regarding lawns not being maintained. Homeowners and residents are reminded that lawns **must** be mowed on a regular basis. Additionally, flower beds must be weeded on a regular basis as well.

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 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 ATV's, 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 waster 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. For more information call 240-777-6400.



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.

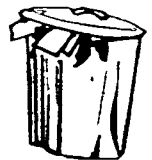
The items listed below are recyclable, however they must be taken to the Shady Grove Solid Waste Transfer Station. **DO NOT PUT THESE ITEMS OUT WITH YOUR RECYCLING.**

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



Pet Etiquette



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

dogs, except a service animal is at large if it is outside the owner's premises and not leashed unless it is a dog exercise area designated by the Maryland National Capital Park and Planning Commission or unless the dog is participating in a qualified activity. The common area of a homeowner's association, condominium or cooperative is not the owner's premises. **Penalty for Violation: \$500**

An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. **Penalty for violation - \$100**

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.

An owner must not allow an animal to enter private property without the property owner's permission. **Penalty for violation - \$100**

An owner must not allow an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment.

Penalty for violation - \$100

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.

Crime Report



Residents of the Kingsview Ridge Community and its surrounding area are located in the 5th district, "N2" Beat.

A residential burglary was reported in the 18400 block of Ashmeade Road on Sunday, May 13th. The burglary is still under investigation. On Tuesday, May 8th, the victim, a black female, found red tape forming the letters "KKK" on her door on Wonderland Way.

Residents are reminded to secure all windows and doors and to keep your garage door closed at all times. It is also a good idea to install additional lighting. This will help deter criminal activity.



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.**



Board Members Needed

Love your community? Do you have an hour of free time every other month? If you answered yes to both of these questions, than perhaps you may be willing to serve on the Board of Directors. If you are interested, please contact Nancy Keen @ NKeen@vanguardmgt.com for more information.



Web Site!

A "list serve" has been added to the Kingsview Ridge web site. If you would like to receive email messages regarding community information and updates, go to www.Kingsviewridge.com and click on "mailing list" to enter your email information. Shortly after you enter your information, you will receive a confirmation email. Just click on the link and you will have been added to the list.

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 9 p.m. to 7 a.m. M-F and 9 p.m. to 9 a.m. 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.

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 found to be in violation of the covenants, and will be required to modify any changes at your expense.

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 1st @ 7:30 pm. at the Germantown Recreation Center. **PLEASE REMEMBER TO MAIL IN YOUR PROXIES IF YOU ARE UNABLE TO ATTEND THE MEETING.**