

COURTHOUSE WALK HOMEOWNERS ASSOCIATION

APRIL 2018

NEWSLETTER

Courthouse Walk HOA Has a New Property Manager

Farida Umatan-Tyler is our new Community Association Manager and can be contacted at the address below. Farida grew up in Rockville, Maryland and has been with Summit Management Services for three years starting as an administrative assistant and was promoted to portfolio manager. She looks forward to working with the community at Courthouse Walk HOA.

Farida Umatan-Tyler, Community Association Manager
Summit Management Services, Inc.
3833 Farragut Avenue, Kensington, MD 20895
301-244-4708 (direct), 301-495-0146 (Customer Service)
farida.umatan@summitmanage.com

Next Board of Director's Meeting

Tuesday, May 15, 2018, 7pm, Cafeteria of
Stella Werner Council Office Building, 100 Maryland Ave, Rockville, MD 20850

We would also like to take this opportunity to remind the community about a few rules as per Article V and VI of the Declaration of Covenants.

Trash



“No rubbish, trash or garbage shall be kept or placed outside of any dwelling on the property except that covered trash containers may be placed in the front of a Lot for pick-up if so placed not earlier than 9:00 P.M. on the night before the scheduled pick-up.” As a reminder, the normal trash day is Monday. Recycling pick-up is also on Mondays. All trash containers are to be stored in garages (for those units with garages), or out of sight behind proper cover (for units without garages), and are to be moved to cover by 9:00 P.M. the day of the pick-up.

Garage



“Garage doors to dwelling units located on any Lot shall be kept closed at all times except as may periodically be required to permit vehicular and other necessary passage, providing that immediately after such passage the garage doors are returned to a closed position.”

Parking

Parking Rules and Regulations were adopted on September 19, 1995. These rules state that:



- No commercial vehicles are permitted overnight
- No boats, trailers, tents, or other recreational vehicles are permitted on the property
- No junk or abandoned vehicles or vehicles without current registration are permitted on the property, this includes stored vehicles
- No parking in front of mailboxes or curb cuts permitted
- No parking of any vehicle is permitted over the lines of parking spaces
- No portion of the property shall be used for major repairs or maintenance to vehicles
- No vehicle may be parked in areas marked as fire lanes
- No vehicle may be kept in a visitor space or a curbside parking area for more than seven continuous days without being driven. Moving a vehicle from one space to another or to curbside parking to avoid this rule violation will not be considered driving the vehicle

These rules are for the mutual benefit and safety of all unit owners, residents, and guests at Courthouse Walk.

Architectural Change



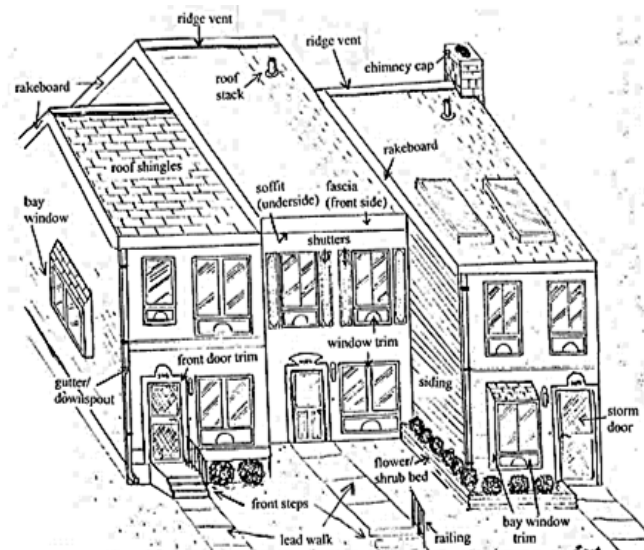
“No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alternation therein be made (including change in color) until the plans and specifications showing the nature, kind, shape height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography and conformity with the design concept for the Property by the Board of Directors of the Association, or by a covenant committee composed of three (3) or more representatives appointed by the Board of Directors of the Association (“Architectural Control Committee”).” This includes light fixtures, address numbers, door hardware, storm doors, and windows. If you are planning any addition or alternation to the exterior of your home, please fill out and send the enclosed Architectural Change Application to the Community Association Manager. Also, enclosed is the most updated Official Color List for the trim/siding, roof, door and brick for your reference.

The exterior inspection of all homes will be conducted this spring.

Please examine your home, yard, and clean up or repair any problem areas. Listed below are common areas of concern:

- Rotted wood around the trim of doors, rake board, or fascia. Be sure to check condition of the shutters on the front, back and side of your home!
- Leaning fence or missing slats.
- Dirty/moldy, missing, or loose gutters, downspouts, and/or siding.
- Accumulation of items in your front or rear yard, on your deck or patio, such as toys, boxes, bags, etc.
- Landscaping
- Lead walk, front steps, or porch in need of repair.
- Torn and off-track window screens.
- Doors in need of repainting or replacement.

Please accept this reminder as an opportunity to correct any problems before the inspection. We appreciate your efforts in maintaining the aesthetics and value of Courthouse Walk HOA.



We Want You to Know About

The Montgomery County Code requires Community Associations to notify all members about the Commission and how it can serve them. The purpose of this requirement is to help the Commission better educate members of associations on their rights and duties. The following information regarding notification is provided by the Commission.

The MONTGOMERY COUNTY COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium and homeowner associations, and in housing cooperatives, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the County created the Commission on Common Ownership Communities. The Commission operates under the authority of Chapter 10B of the County Code.

The Commission has 3 basic duties:

Education: the Commission provides free information to both members and to governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association and to avoid complaints. Among other tools, it offers a "Manual and Resource Guide" for boards of directors, and detailed information on architectural control, assessments, and meetings. It publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will also speak to communities and their boards on request and welcome invitations to do so.

Legislation: the Commission advocates for common ownership communities concerning proposed laws and regulations at the local and State level.

Dispute resolution: the Commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The Commission is composed of 15 volunteers who are appointed for 3-year terms. 8 members must be residents of common ownership communities and the other 7 must be professionals who work with the communities, such as property managers, lawyers, developers and realtors. Every Fall, the County publishes a request for applicants to the Commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at www.montgomerycountymd.gov/ccoc. If you have questions, CCOC prefers to be contacted by email at: ConsumerProtection@montgomerycountymd.gov.