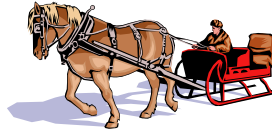


# Clopper's Mill West Community Association



## COMMUNITY NEWSLETTER

Winter Edition 2008

Clopper's Mill West Community Association, Germantown, Maryland

### Swirling Leaves, Morning Frost, Country Rides and Holiday Cheer!

#### Winter Holiday Display Competition



This year the Association will start a community tradition and send judges out on December 20, 2008 to select the three (3) top holiday displays in the community. Homeowners with the top three displays will receive \$50 gift certificates to Home Depot and bragging rights on having the best winter holiday displays, so get out there and start decorating. Good luck to everyone!



#### 2009 Community Calendar



- 04.15.09 Spring Newsletter
- 05.16.09 Spring Community Yard Sale (Sat.)
- 05.21.09 Spring Bulk Pick Up (Thurs.)
- 06.27.09 "Fun in the Sun" Pool Party (Sat.)
- 10.03.09 Fall Community Yard Sale (Sat.)
- 10.08.09 Fall Bulk Pick Up (Thurs.)
- 12.15.09 Winter Newsletter

Changes to the community calendar and additional details regarding the events will be listed on the community website

[www.cloppersmillwest.com](http://www.cloppersmillwest.com)



#### Greetings from the President



On behalf of the Board, I would like to wish everyone **a Safe & Happy Holiday Season and a Prosperous New Year.**

A brief synopsis of the 2008 activities of the Association are as follows:

1. **Wooden Split Rail Fencing Replacement:** The Association owned fencing along the property line with WSSC was completely replaced this year as it was falling apart and presented a safety concern. Additionally, wooden slats were replaced in the common fencing behind Cedar Creek Park along common property behind Red Rock Road.
2. **Storm Pond Structural Maintenance Transfer:** The structural maintenance of the seven storm ponds within the Clopper's Mill West community have been accepted by the Montgomery County Department of Environmental Protection under their 100 year storm water facility program. What does this mean?... It means that if the structures that hold the ponds together and allow them to function break down the County will now be responsible for their repair. The Association still owns the ponds and is required by the County to maintain the vegetation and keep the ponds free of debris which is part of the lawn maintenance contract.
3. **Safety Lighting:** To increase safety on Smokewood Drive in the town home section an additional light pole has been installed and another will follow in the next month or so at the intersection of Kilmarnock Way and Terrace in cooperation with Brookstone Condominium. The Association is also looking into using solar cells for future light poles.



4. **Landscaping:** The landscaping chair worked with Potomac Garden Center this spring to re-work the plantings in front of the entrance to the pool which included the installation of a new section of sidewalk leading to the bathhouse. Feedback from homeowners has been positive.

Management worked with Montgomery County Department of Transportation (MC DOT) to have many County trees along Richter Farm Road and on the county apron areas within the single family sections replaced this fall.

For individual issues with trimming of county apron trees in front of single family homes please contact MC DOT at 240-777-6000. There is a waiting list so call in this winter. The Association requested the county to perform block pruning of the county trees within the single family sections of the community but the waiting list is currently approximately 18 months.

5. **Tennis/Basketball Courts:** In response to homeowner feedback the community tennis court and basketball court received their 10 year makeover. New equipment was installed and the courts were refurbished for the enjoyment of residents.

Please continue to use the community website at: [www.cloppersmill.com](http://www.cloppersmill.com) as a neighborhood resource.

*Al Speich, President*

## Newspaper Delivery

Newspapers are not permitted to accumulate on driveways and walkways in front of your home. It is the responsibility of each homeowner to collect and properly recycle unwanted newspapers.



If you wish to have delivery stopped for either the Washington Examiner or Gazette Newspapers, please contact them directly via email as follows:

**Washington Examiner** [contactus@examiner.com](mailto:contactus@examiner.com)  
**Gazette Newspapers** [L.Taib@gazette.net](mailto:L.Taib@gazette.net)



## Reporting Repairs & Outages to Pole Lights



**County Pole Lights** - The street lights within the single family sections of the community are owned and operated by **Montgomery County**. Each pole light should have a **pole light # marked on it**.

When calling in, reference the **county pole light #** shown on the pole **and** the **street name**. Why?...The same pole numbers are used on different streets throughout Montgomery County.

If the county light pole **does not have a number** on it then reference **the nearest house address** and **street name**.

You can report County street lights that are damaged, cycling or out in **any** of the following ways:

- You may call **the management office at 301-948-6666**. Ask for the assistant for Clopper's Mill West.
- You may report them directly to the **Montgomery County Department of Transportation** by calling **240-777-6000**.
- You may also visit the **County website at [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)** and click on **Online Services** and then click on **Streetlight Outage\***.

**Association Pole Lights** - The street lights within the town home sections of the community are owned and operated by **Clopper's Mill West Neighborhood Association**.

**Report town home section pole lights** that are damaged, cycling or out as follows:

- You may call **the management office at 301-948-6666**. Ask for the assistant for Clopper's Mill West.

### 2009 Clopper's Mill West Board of Directors

Al Speich	President
Tony Thompson	Vice President
Cynthia Faville	Secretary
Bob Treseler	Treasurer
Rob Petroff	Member-At-Large

The Board of Directors can be contacted via The Management Group at 301-948-6666.



## Clopper's Mill West Board of Directors Meetings

The Board of Directors meets at 7:00 p.m. the second Tuesday of every other month from March through November at the *Clopper's Mill West Clubhouse* located at 13665 Ansel Terrace, Germantown, Maryland 20874.

If you plan to attend a meeting, please contact TMGA to confirm the date and time of the meeting. Meetings are sometimes required to be rescheduled or cancelled due to a lack of quorum or participation.



The Association's Annual Meeting is scheduled for August of each year in keeping with the Association governing documents. This is the one official meeting of the entire membership of the community. Every meeting is a chance to get involved, meet your neighbors, and learn about what is going on in the entire community. This meeting is generally used to elect Association members to the Board of Directors and to conduct Association business brought forward by homeowners at the meeting. Annual Meeting notices are required by law to be mailed to the homeowners of the Association prior to the meeting date.

### 2009 Meeting Schedule

The 2009 meeting schedule is as follows:

March	10	August	11 - Annual
May	12	September	08
July	14	November	10



Again, please contact TMGA at (301) 948-6666 on the day of the scheduled meeting to confirm the meeting time and location. Meeting dates and locations are subject to change without notification due to lack of quorum or scheduling conflicts.



*Wishing You and Your Family a Happy New Year from the Board of Directors and TMGA!*



## On-Line Assessment Payment Program Now Available!

Clopper's Mill West can now accept payments online. If you are interested in paying your monthly assessments electronically, please follow the following instructions:

1. Before you begin, you will need the following information:
  - The name of your Association (Clopper's Mill West Community Association)
  - Your 10 digit account number with the Association (can be found on your payment coupons)
  - Either your checkbook or credit card
  - 5 minutes of your time!
2. Log into [www.smartstreet.com](http://www.smartstreet.com).
3. Click the **blue box** in the upper left hand side of the screen marked *Pay Assessments*.
4. **You may either** set up a one time payment or recurring payments of your assessments. If you select a one time payment, click on the down arrow to choose to pay by e-check (no fee) or by credit card (note, there is a \$9.95 fee to pay by credit card). Fill out the appropriate form with your Association name, account number, your name and address, payment information, and amount. Follow the prompts as indicated.
5. **If you prefer**, you may set up recurring payments of your assessments. You must first register for a login name and password before you utilize this method. Follow the prompts as indicated.

If you have **trouble making your payments** contact TMGA to make alternate payment arrangements **before late fees, charges and legal fees add up.**





## Montgomery County Pet Laws

**At Large:** Any dog or cat is at large if it is outside the owner's premises and not leashed. The HOA common areas are not the owner's premises.

**Penalty for Violation: \$100 for first offense, \$500 for each subsequent violation.**

**Animal Defecation:** Montgomery County Code, Sec.5-203(a) (2): An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate ... if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director (Animal Services Division, Department of Police). 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.

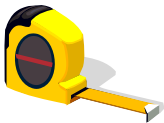
**Penalty for Violation - \$100**

**Animal Noise:** (Montgomery County Code, Sec. 5-203(a) (6): 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**

**For further information**, or to report an animal bite or a violation of animal control laws, call the Animal Services Division at **240-773-5960** and for after-hours emergencies **240-773-5900**.

## Planning an Exterior Change?



**Remember**, any changes to the exterior of your home need to be approved in advance by the Architectural Control Committee. This includes changes to the color of your home, siding or window replacement, and major landscaping projects. For your convenience, an Architectural Change Request Form can be downloaded from the website at [www.cloppersmill.com](http://www.cloppersmill.com) or by calling TMGA at (301) 948-6666.



## Thinking of Selling Your Home?

If you are planning to sell your home, please remember that you are responsible for providing the purchaser with a copy of the legal documents for the Association. This "resale package" can be purchased from the management office by calling 301-948-6666 x 134.

 <u>Holiday</u>	<b>Holiday Trash and Recycling Pick-Up</b>	 <u>Recycling</u>
Christmas	No Pick Up on 12.25 (Next Collection Mon 12.29)	Shifts to Sat
New Years	No Pick Up on 01.01 (Next Collection Mon 01.05)	Shifts to Sat

## Be Smart, Be Safe, Be Aware, Be Secure!

Our community has been the target of car break-ins and other petty crimes; we should never let our guard down. Since crimes quite often happen as a result of opportunities presented, please employ common sense security measures at all times.



Several recommended security precautions for homeowners are as follows:

- Put several interior lights/lamps on timers in your home when going out of town and turn on exterior lights at night.**
- Lock cars that are parked outside and remove all signs of GPS devices.**
- Lock all windows (even your sliding glass door on the second story). Thieves sometimes disguise themselves as painters, window washers, or roofers to enter homes through unlocked second floor windows.**
- If a security system is available, always ensure that it is activated at night or when away from home.**
- Keep your garage doors closed at night or when no one is around to watch. This is an open invitation to criminals to remove items from your garage and home.**



Toll Free 1-888-540-7586  
**(301) 540-7586**  
MD License #79167 WSSC License #70985

