

EVP REPORT

April 2021

MVF Executive Vice President's Report

1. General

- A. **Bloom Update** – Site Plan Amendment C was recently submitted to Park and Planning to take advantage of the County Opportunity Zone (“OZ”) legislation enacted at the end of 2020. The OZ legislation provides for impact tax exemption on sites within Opportunity Zones, whereas non-OZ sites may only obtain an impact tax exemption by providing 25% MPDUs. Area 1 (former MVG Club House) is entirely within the new OZ, so the Site Plan Amendment reduces the MPDUs on this parcel from 25% (36 units) to 12.5% (15 units). The total unit count for Area 1 (118 town house units) remains the same.

Because Areas 2-6 must still meet the 25% MPDU requirement under the current Site Plan approval, this Site Plan Amendment will shift 7 MPDUs to Area 2 (Watkins Mill side of former MVG property), which will have 32 MPDUs instead of 25. The fourth and final Site Plan Amendment for the Bloom MV project (Amendment “D”) will be submitted in the fall of this year that will cover Areas 2, 3A and 6A. Also, update on Ryan Homes lot closing/model home construction start - now scheduled for April 26, 2021.

- B. **2021 General Assembly Session Update** – The General Assembly Session ended on **Monday, April 12, 2021**. At the top of the legislature’s agenda in this session were COVID relief and Policing Reform. Here’s what happened to the Bills focused on HOA/Condo issues that MVF was following.
1. **SB0535 – Establishing Quorum for Annual Meetings:** Montgomery Village’s Senator Nancy King introduced **SB0535** this session, and it PASSED, which will make it easier for associations to establish a quorum for Annual Meetings.
 2. **HB 313 – Reserve Studies:** To require **state-wide reserves studies** did not pass. It is likely to be seen in the next session since it was approved by the House. However, **HB567, requiring reserves studies only in Montgomery County**, did PASS. Reserves Studies will now be required in 2 Maryland Counties, Montgomery and Prince George’s.
 3. **HB109/SB254 HB 109/SB254 – Maryland Swimming Pool and Spa Standards:** Both these bills did not pass. The House passed its Bill109, but the Senate did not pass either bill. The bills are likely to be introduced again in the next session, building on work done in previous years to improve these standards.
 4. **HB0110/SB0144 – Electric car charging stations in Common Ownership Communities:** Both these bills PASSED, requiring associations to permit car charging stations.
 5. **HB248 – Association regulation of Composting:** This bill PASSED, prohibiting communities from unreasonably regulating **composting** by unit owners. MVF worked with the sponsor to amend the bill to allow reasonable restrictions as to location of composting activity.

6. **HB0322 – Association regulation of Low Impact Landscaping:** This bill PASSED, prohibiting communities from unreasonably restricting **low impact landscaping**, such as combinations of rocks and vegetation that do not require watering.
7. **HB367 – Community Manger Licensing:** This bill did not pass (the bill did not apply to MVF managers because our managers only provide services to MVF-affiliated communities).
8. **HB772 – Exemption of Debtor Assets:** This bill was withdrawn by Montgomery County Delegate Queen. It would have permitted debtors, such as MVF owners delinquent in their assessments, to retain up to \$2,600 in bank accounts that creditors sought to garnish after obtaining a judgment.
9. **HB0826 – Dispute resolution process for HOAs and Condos:** This bill did not pass. It would have created a process for associations whose governing documents do not include a process. It passed in the House only.
10. **HB1023/SB0686 – Virtual Meetings:** Both these bills PASSED, expanding the authority of associations to **permit boards and committees to meet virtually.**
11. **HB1305 – Reduction of insurance coverage required on detached condo units:** This bill did not pass.
12. **HB1347 – Restrictions on Portable Basketball Equipment:** Montgomery County’s Delegate Kumar Barve sponsored this bill to prohibit associations from imposing unreasonable restrictions on portable basketball equipment through provisions in deeds, covenants, bylaws, and rules. The bill has a standard for “unreasonable” that is used in several other Maryland laws to evaluate association regulations of owner activity—generally the regulation can’t increase the cost of the activity the owner seeks to do, or decrease the owners’ ability to use a product as it was intended to be used. The bill had broad support in both the House and Senate, including Montgomery County Senator Will Smith, and House Speaker Adrienne Jones.

2. Architectural Standards

A. Architectural Application Review (March)

March 1-31

Submitted architectural modifications reviewed In-House with Design Consultant: **197 Applications**

Architectural violations reviewed In-House with Design Consultant: **41 Violations**

Submitted architectural modifications reviewed by ARB: **0 Applications**

Architectural violations reviewed by ARB: **0 Violations**

Appeals considered by ARB: **0 Appeals**

Application Completion Inspections: **86 Completion Requests**

TOTAL: 324 Modifications

B. Architectural Compliance:

1. Statistics:

The following statistics reflect the result of various *scheduled and follow-up inspections* in Montgomery Village’s residential communities by the Architectural Standards Compliance team as of **March 31, 2021**. *These statistics reflect **the number of properties inspected by the AS Compliance Specialists**. The average number of violations noted and pursued*

on each property inspected is three or more.

SmartWebs Enforcement		2021		2020	
		YTD	MTD	YTD	MTD
a)	Total Scheduled Inspections	195	72	303	0*
b)	New Violations	164	67	247	20
c)	Scheduled Inspections (No Violations)	73	30	105	0*
d)	Cases Closed	87	32	169	22
e)	New Running Violations (Correct by Resale)	2	1	9	0
f)	Executive Committee Appeals	0	0	0	0
g)	Suspended Membership Privileges	0	0	0	0
h)	Lawsuits filed	0	0	0	0
i)	Complaints filed at CCOC	0	0	0	0
j)	Resale Certificates	105	40	87	42

**Please note that MVF temporarily stopped all scheduled inspections March 2020 due to the public health emergency. Only legally-required resale inspections were being performed.*

2. 2021 Scheduled Community Inspections:

East Village Homes Corporation – 4 subdivisions (979 properties)

Middle Village Homes Corporation – 2 subdivisions (528 properties)

Horizon Run Homes Corporation – 1 subdivision (154 properties)

[Total properties to be inspected = 1,661]

3. Inspections and Violations Processed as of March 31, 2021:

East Village (Christine Sharp)

- **The Reach (234 Town Homes)** – 140 properties were inspected and processed in SmartWebs for January - March.

East Village (Lauren Evans)

- **Gablefield (80 Single Family Homes)** – 32 properties have been inspected and processed in 2020. All remaining properties were inspected and processed in SmartWebs for February.
- **Holly Pointe (117 Town Homes)** – 15 properties have been inspected and processed in SmartWebs for March.

C. Architectural Standards Fees (MVF Revenue):

Through March 31, 2020:

Total AS Department Revenue		2021		2020	
		YTD	MTD	YTD	MTD
a)	Violation Review Fees:	\$875	\$200	\$1,150	\$325
b)	Resale Disclosure Fees:	\$24,206	\$8,320	\$22,390	\$9,224

D. Architectural Standards Committee Meetings:

Architectural Review Board (ARB): The ARB held a remote meeting using the Zoom video conferencing platform on April 7, 2021 to review three applications. The first application was for 8701 Tryal Court for the modification to the second level, side and rear windows. The ARB approved with modifications the request to change the rear windows from double hung to picture windows. The vote was unanimous. The ARB then reviewed an application at 7815 Heritage Farm Drive for a screened porch house addition to be installed on top of the rear elevated deck. The ARB approved the request as submitted. The vote was unanimous. The ARB then reviewed an application at 10 Doolittle Court to install a new railing design to the previously approved rear composite deck modification. The railing reviewed was a horizontal black cable wire railing with composite posts to match the newly approved composite deck. The ARB approved the new black cable wire railing as submitted. The vote was unanimous. The next ARB meeting is scheduled for May 5, 2021.

Commercial Architectural Review Committee: The CARC did not meet in April 2021. The next scheduled meeting is June 4, 2021.

E. Other Department News:

The Architectural Standards Department continues to operate remotely, conducting legally-required resale inspections, providing customer service to residents, reviewing new Property Improvement Request applications along with scheduled and reported inspections. Application volume is beginning to pick up again, however, the numbers are still in line with our monthly average, and the resale market still continues to be busy, and our current volume is slightly above our normal monthly average.

3. Communications

A. Marketing

Recreation Programs – continued to be marketed through the Spring Recreation Guide, online and on social media. In addition, the lobby TVs and the LMCC digital sign are being used to alert residents to new activities available to them.

B. Village News

There was no printed Village News in April; the next print issue is scheduled for Friday, May 7. News continues to be posted online and emailed each week. With the decrease in print, staff continues to see a steady increase in website traffic. Articles posted on the site are referenced in various social media queries, showing that news is being looked at online.

C. Committees

Nominating Committee – will be losing a member at the end of the month. A call for a new member will be put out to the public and a new volunteer member will be appointed to the committee before the next meeting, which is in September.

D. Online

montgomeryvillage.com – March:

monthly hits: **37,933**

mobile sessions: **4,890**

most visited pages: contact us; login; member dashboard; jobs/volunteer opportunities; PIR form; Village communities; employment application; assessment fees; pay assessments online; classes & programs; pools & swimming; parks & playgrounds; camps

mvnews.online – March:

monthly hits: **6,572**

mobile sessions: **1,322**

most visited pages: staying aware; In the News; digital trail map; Lakeforest Master Plan; EVP updates; HOA/COA pages; BOD election results; CTS parking lot project; February Board article

Twitter

745 followers (no change from February)

Tweet Impressions: **11.5K**; **8 Mentions**; **162 Profile Visits**

Top Tweet: "Conservation Corps"

Facebook

2,428 followers (up from **2,424** in February)

Post Reach – **1,480** (down 44%)

Engagement – **531** (down 48%)

Page Views – **301**

Video views – **8**

Most engaging post: "Lidl Construction Update Photos"

Instagram

466 followers (up from **451** in February)

605 impressions

52 profile visits

206 accounts reached

Top Post: "Golf Course Construction Update"

LinkedIn

75 followers (up from **73** in February)

YouTube

60 subscribers (up from **58** in February)

Staff continues to monitor NextDoor and other Facebook groups for conversations that MVF can add to and be helpful and shares information where appropriate. Recent topics of interest have focused on the Airpark. Some groups are harder to monitor as they are private to residents or select groups only. Staff discusses a daily report of posts to watch for activity.

E. Advertising

Regular advertising clients are benefiting from a mix of online and print advertising this year. Most are in print and at minimum in the online business directory. Staff continues to work with new clients and offer mixed packages to sustain name recognition within the Village. Two new accounts were added in March, and staff is working to secure a multi-year package with NVR/Ryan Homes.

Revenue Collected:

Jan - \$1,930; Feb - \$3,696; March - \$2,059; YTD - \$7,685

Staff continues to pursue overdue accounts to settle balances. Only 2 accounts remain unpaid at this time.

Google ads have increased again in March. At present, the total is \$65.24, a \$5 increase from last month. As usual, funds will not be released until they reach \$100.

F. Personnel

Staff continues to work on professional development through online classes, videos, and training opportunities.

Communications staff is working with other departments to cross train on some position responsibilities.

At the March MVF Board meeting (closed session) interviews for the Student Representative were conducted. The Board selected a candidate for the position who will be installed at the April 22 meeting.

4. Community Management

A. Homes Corporation and Condominium Updates:

2020 – Draft audits have been completed and approved by the Boards. We are pleased to report all 13 audits were clean audits with no notable exceptions.

2021 Covenant Compliance Inspections have begun. As of preparation of this report Maryland Place has been completed and South Village is in process.

Christopher Court Land Association	There were six large trees removed from the wooded area and 6 trees planted in various locations. The Board has reviewed several landscape enhancement proposals and will be phasing in a beautification program over the next several years.
Eastgate	A quorum was not established for the March meeting and notices are in the process of being mailed for the rescheduled date in May. The Board will be considering summer projects at the May meeting.
East Village	The Board continues to consider modifications to the towing policy. A reserve study update will be performed in 2021 and the Board will begin to consider projects in this spring/summer.
Horizon Run	Roof damage continues to be an issue for the association. At present there are two roofs approved for replacement and future needs will be reviewed on a case-by-case basis. The dry pond was cleaned for the year and an area of overgrowth cleared for safety.
Maryland Place	The Board will be considering a lighting replacement project for street lights in 2021 as well as various necessary areas of concrete sidewalks.
North Village	The Board held a second town hall meeting regarding a new parking policy which includes permits. They are still in the process of considering options and a plan. The board approved a reserve study update in 2021 and a site visit for the study is in the process of being scheduled.
Park Place I	The board will be considering the option to paint the stairwell ceilings and also treating the wood on the stairwell. The next meeting is scheduled for May.
Park Place II	No items to report this month. The next meeting is scheduled for May.
Patton Ridge	The project for the Doolittle Retaining wall replacement is still in the permitting phase with plans to begin work immediately once the permits are approved. There were some questions raised by the permitting department which have been resolved. The Board approved repaving Partridge Place I and also restriping all of the parking spaces. There are several areas of concrete to be replaced

	as well. The Board is also considering replacement of both playgrounds and is also exploring the option to make one or both “inclusive” to allow for better access and flow with walking assist devices.
South Village	Construction on the projects approved and authorized through the CBDG grant began the week of October 5 th . Work on the lighting portion of the project began in January and is ongoing. Spring clean-up has been completed and new mulch has been applied. Street repaving in Nathans Hill and The Hamptons has been approved and will be scheduled for early summer. The Board has approved to have all unassigned spaces marked with “Visitor” to make it easier for residents and guests to identify those spaces. The Board will be discussing beautification plans throughout the community.
Stedwick	The Board continues to explore the possibility of parking permits for the community. Several residents commented regarding the proposed policy and the Board will continue next step considerations at their April meeting. The Board will be considering an asphalt replacement project and is also continuing to discuss asphalt path replacement. There are several trees currently being evaluated by an arborist and spring landscape maintenance planning continues. Oil and grit separators were serviced/cleaned in April.
Thomas Choice Condominium	The Board has approved the replacement of several roofs due to deterioration. The Board will be considering a study of the storm drain systems as a result of several recent breaks. Spring landscape has begun and all homeowners who were interested, have submitted their authorization to have landscape services on their property.
Whetstone	A large concrete and asphalt project has been approved and will be scheduled for summer. A tree pruning project in The Courts of Whetstone and The Ridges was completed in March. The Board approved the mailing for a Special Meeting for the membership to consider amending the Declaration of Covenants regarding parking of pickup trucks. The Special Meeting will be held on May 13, 2021 at 7:00 pm. The Maintenance Committee will be evaluating the lakeshore and any necessary work when the water level in the lake is lowered in June.

4. Finance and Administration

A. Delinquent Units and Court Cases

Delinquent Units	2020	2021	Court Cases	2020	2021
January	1,644	1,597	January	47	00
February	1,034	1,024	February	122	00
March	760	674	March	63	00

B. **Interest** in the amount of **\$3,886.09** was billed to overdue accounts in the month of March 2021, in accordance with the Collection Policy.

C. **Statement Notices: were mailed to residents on March 1, 2021**

Statement Notices	2020	2021
March	859	900

D. **Lawsuit Judgments Paid & Satisfied** – January 2021 through March 2021 – 11 Judgments

E. **Settlements: 29** new homeowners were processed between February 1, 2021 and February 28, 2021. Of those, **29** were homes corporations and **none** were condos.

Transfer Fees: \$2,175.00 was collected from February 1, 2021 and February 28, 2021.

5. Recreation, Parks and Culture

Projects:

- A. KCI Technologies is finalizing the stormwater management design for the Watkins Mill Pool re-purpose project. They will be submitting it for Montgomery County Department of Permitting Services for review this week.
- B. Construction continues on the North Creek Pool renovation project. The pool walls have been completed and work has begun on the elevator shaft. Footers for the bathhouse bump out were poured and bathhouse plumbing installed. The bathhouse floor is scheduled to be poured later this month.
- C. Minor repairs to the boarding were completed at the North Creek Community Center soccer court by the contractor that installed the court.
- D. Busy Service completed erosion work around the Lawn Theater at South Valley Park, which was request by the Maryland Department of the Environment.
- E. Graphcom replaced four deteriorated entry signs with new signs of the same style at Apple Ridge Recreation Area, Clubside Park, Martin P. Roy, and Edward DeSimon Recreation Area.
- F. Tarps were removed from the multi-purpose field at South Valley Park for the spring season.
- G. The Arbor Day tree planting of a swamp white oak took place on Wednesday, April 14 at Edward DeSimon Recreation Area.
- H. Contractors have finished repairs to the Lake Marion Community Center gymnasium ceiling and have completed painting the room.
- I. Pool service contractors have begun work on the MVF pools.

Programs:

- A. Pavilion rental guidelines were updated to meet current COVID-19 regulations and pavilion rentals were opened to the public at the beginning of April.
- B. Our first ever Easter EGGstravagaza was a huge success! Over 120 people came throughout the day to participate in our COVID-friendly Easter activities. This is the largest event to date since the start of the pandemic.
- C. The Seniors in Action (SiA) virtual program continues to engage the senior community with weekly programming. Currently there is a total of 46 participants signed up and it continues to grow weekly. The virtual programming consists of activities hosted 5-days a week, including: bingo and games, Zumba, yoga, bridge, guest speakers (Visiting Angels, Patricia McClay and Phyllis Meyerson), crafts, trivia, and socials.
- D. Montgomery Village Foundation was able to continue its partnership with Por Nuestra Salud y Bienestar to offer free COVID-19 testing every other Saturday through April at Stedwick Community Center.

- E. Spring Couch-to-5K enrollment is ongoing, participants are fully engaged and want more activities presented.
- F. MVF Soccer and T-ball Instructional classes kicked off and were a great success! Both classes are full for the spring session.
- G. The Farmers' Market is fully booked with vendors for the 2021 season. New vendors include: MODbars LLC, House of Quince, Misfits Winery, Twin Valley Distillery, and Stone Hearth Bakery.
- H. Spring class registration opened on February 5. Below are the class offerings and registration numbers:
 - o Aerobic Dance and Strength & Flexibility (25)
 - o Outdoor T-Ball (19)
 - o Outdoor MVF youth Soccer (12)
 - o Outdoor Yoga on the Deck (8)
 - o Gentle Yoga (19)
 - o Youth Dance classes (31)
 - o Basketball Express (24)
 - o Outdoor Pickleball classes and tournaments (24)
 - o Easter Eggravaganza for families (128)
 - o Scavenger Hunt (39)
 - o 5k and 10k training programs (17)
 - o Outdoor wine and paint/craft (11)
 - o Tailgate Bingo (15)
 - o Rake the Lake (11)
 - o Reels on Wheels (6)
 - o Camp numbers progressively go up each day
 - o Seniors in Action (46)

Personnel:

- A. Interviews are scheduled for the Montgomery Village Conservation Corps for the week of April 19.
- B. Tara O'Shea resigned from her position as the Lake Marion Community Center Director.
- C. Brendan Phelan resigned from his position as the Assistant Facilities and Aquatics Manager.
- D. Dylan McKissick will be joining the Recreation and Parks Department as a Recreation Specialist on Monday, April 26.
- E. Hiring for aquatics positions is underway with 99 on board as of April 13. Lifeguard training class has 15 registered.