

August 2017

MVF Executive Vice President's Report

1. General

- A. Village Center Site Plan** – Atlantic Realty Company (ARC) submitted its official site plan to the Planning Department (M-NCPPC) on Wednesday, Aug. 9. Once the plan is accepted for completeness by the Planning Department staff, there is a 120 day window for the public hearing before the Planning Board, which leaves the possibility for a November/December hearing. The schedule for the project comes in multiple phases. A community meeting was held on Tuesday, Aug. 8 at North Creek Community Center and about 20-25 residents attended. This was a meeting required of the developer prior to submitting the site plan application to the Planning Department. There were no changes to the site plan that ARC had shared during a previous community meeting last March. The site plan proposes 121 housing units to be built on the site including 49 townhouses, 34 two-over-two condominiums (piggyback townhouses) and 38 rental apartments that would be built over existing retail currently located on the entrance drive into the center from Clubhouse Road. The density for the housing is well below what had been contemplated in the Master Plan. Also per the site plan, Centerway Road would be extended through the Village Center in a very purposely planned circuitous fashion to Watkins Mill Road, a park/gathering area would be built, and major façade and other building improvements would be completed during the major rehab and reconstruction of the site. Residents were most interested in the retail tenant mix, the identity of the new grocery store, which ARC has yet to release, and the schedule for the project. Several questions were about the site's amenities, including the new park area and how it would be used and the need for bike share stations.
- B. County Legislation** – The County Council will take up several bills this fall that will impact Montgomery Village including:
- **Short term rentals (Zoning Text Amendment 17-03)** - At the request of the County Council, the Planning Board staff has researched and developed a proposed Zoning Text Amendment (ZTA) to permit short-term (less than 30 days) residential rentals throughout most zones in the county. Currently, rentals for less than 30 days are prohibited, but the council recognizes the need to permit and regulate short-term rentals in response to county property owners and visitors who are arranging short-term property rentals through services such as Airbnb, Flipkey, Homeaway and VRBO. The final version is likely to have two changes from the attached version: (1) owners will not have a limit on the number of days they can use their properties for short-term rentals, as long as the owner is present during the rental; and (2) an owner's license may be revoked for one year in the event that an owner has three significant license violations in a one year period. The County Council is expected to hold a public hearing on September 12. MVF President Young will testify at the public hearing to raise number of concerns about the draft bill.
 - **Zoning Text Amendment – telecommunication towers** – No formal bill has yet been submitted to the County Council. The County Executive is still getting public input, and there are several meetings scheduled, including one at the Silver Spring Civic Center on September 18 and another on September 19 at Montgomery College in Germantown. One of the provisions of this bill would be to allow smaller cell towers in the public right-of-way in residential zones; MVF staff has contacted zoning officials in the county to try to determine the applicability of the draft bill's language to private streets.

- **County Roadway Reimbursement for Homes Corps** – The council has sponsored Bill 22-17 that would repeal the county law providing for assistance to Montgomery Village Homeowners Associations to help them maintain private roadways in our communities. The county staff argues that since there was no appropriation for funding from FY11 through FY18, and that funding is unlikely for future county budgets, the law should be repealed. They also indicated that repealing the bill would not affect the funding from the State Highway Administration, which would continue as a pass-through from the county to the HOAs. Tentatively, a work session before the county council’s Transportation and Environment Committee is scheduled for September 14. EVP testified against the bill and will participate at the work session.

C. Bloom site plan update (former MV Golf Course property) - Modifications to Golf Course Plan requested by Planning Department Staff - After months of review, the Planning Department staff of M-NCPPC requested that Monument make modifications to the Bloom Site Plan, which includes, among other things, the relocation of some homes in Area 1 along Montgomery Village Avenue and Area 2 along the proposed extension of Stewartown Road. Monument made these changes to address concerns that the Planning Department staff had with regard to environmentally sensitive areas within the existing floodplain. The revised plan keeps the housing unit count at 489, most of which are townhouses at various widths. In brief, M-NCPPC wanted to see the extension of Stewartown Road and homes along the road moved as far north as possible from the stream and the associated floodplain. More specifically, M-NCPPC requested that the homes closest to the floodplain be moved uphill and to the east, resulting in the changes illustrated in the site plan now available on the MVF website. The design of the extension of Stewartown Road has also been a major discussion point with Montgomery County’s Department of Transportation (DOT). The masterplan calls for a two-lane minor arterial, and a cross section detailing the design was included in the document. So far DOT has objected to Monument’s engineering of the proposed new roadway and has requested modifications to the design and its intersection with Watkins Mill Road. Monument continues to work diligently to address the request by the Planning Department staff, while maintaining design principles developed through the open community charrette process in 2013. Monument is working with the Planning Department staff to keep the project moving forward to a hearing before the Planning Board, which is now anticipated to take place in November.

D. New Director of Recreation and Parks – Duncan Mullis started his new job on August 14 and is being oriented to his position.

2. Architectural Standards

A. Architectural Application Review (July 1 – July 31, 2017)

Submitted architectural modifications reviewed In-House with Design Consultant: **195**
 Architectural violations reviewed In-House with Design Consultant: **63** (Including 4 appeals)
 Submitted architectural modifications reviewed by ARB: **1**
 Architectural violations reviewed by ARB: **1**
 Appeals considered by ARB: **0**
 Application Completion Inspections: **33**

Architectural Compliance:

1. Statistics:

The following statistics reflect the results of various *follow-up inspections and drive-through inspections* in Montgomery Village’s residential communities by the Architectural Standards Compliance team as of **July 31, 2017**. *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.*

Enforcement		2017		2016	
		YTD	MTD	YTD	MTD
a)	Total Scheduled Inspections	663	0**	1017	177
b)	New Violations	670	51	826	116
c)	Cases Closed	56	0**	600	96
d)	Running Violations (correct at resale)	7	0	23	2
e)	Executive Committee appeals	0	0	0	0
f)	Suspended Membership Privileges	15	0	0	0
g)	Lawsuit filed	14	0	6	0
h)	Complaint filed at CCOC	0	0	0	0
i)	Resale Certificates prepared (property inspections):	267	44	290	32

** Due to Smartwebs system error – inactive work flow with new inspections for 3 ½ weeks in July. There is an integration problem with Jenark as well.

2. **2017 Scheduled Community Inspections:**

South Village Homes Corporation – 7 subdivisions (1,010 properties)

Stedwick Homes Corporation – 8 subdivisions (1,260 properties)

[Total properties to be inspected = 2,290]

3. **Inspections and Violations Processed as of July 31, 2017:**

Stedwick (Darla Hyman and Christine Sharp)

- Frenchton Place (155 Townhomes) - 155 properties have been inspected and processed in SmartWebs.
- The Ridges (69 Single Family Homes) – inspections to begin

South Village (Martha Cruz and Dee Wirth)

- Grover’s Forge (180 Townhomes) – 180 properties have been inspected and processed in Smartwebs.
- Dockside (160 Atrium Back-to-Back Townhomes) – 160 properties have been inspected and processed in Smartwebs.
- Millrace (168 Atrium Back-to-Back Townhomes) – 168 properties have been inspected and processed in Smartwebs.
- Nathan’s Hill (200 Back-to-Back Townhomes) – inspections to begin

Note: the above property inspections do not reflect the property inspections for follow-up of cited violations, complaints verified and resale disclosure inspections. For each of the Specialists, these additional violations add another 1,000+ properties that have been inspected by each of them.

Architectural Standards Fees (MVF Revenue) through July 31, 2017:

	2017		2016	
	YTD	MTD	YTD	MTD
Violation Review Fees	\$2,450	\$100	\$1,725	\$475
Resale Disclosure Fees	\$53,728	\$9,668	\$75,606	\$11,750

C. Commercial/Non-Residential Architectural Standards (CARC):

The CARC met on July 14, 2017. The Agenda included a revision of the Georgetown Hill School signage which was approved with modifications, and a discussion of the Monument site plans for the golf course property. These plans have been filed with the county.

The next scheduled meeting of CARC is October 6. At this time, no applications have been submitted for this meeting date.

3. Communications

A. Events and Sponsorship

Touch-A-Truck – in conjunction with Recreation, Communications staff is recruiting vendors and participants for this event. To date, close to 10 businesses, including 2 sponsors have been identified.

Great Pumpkin Race – staff is publicizing this event and recruiting sponsors and vendors. To date, 17 vendors have been secured with Holy Cross Germantown Hospital as the corporate sponsor again this year.

B. Village News

Issues were delivered on August 11 and August 25, including the Fall Recreation Guide on August 11. Staff continues to perform random spot checks of delivery routes to insure that deliveries are being made according to carrier guidelines, including delivery to the doorstep of most homes (not driveway delivery). With several carriers either turning 18 or going to college in the fall, reliable substitute carriers have been moved into permanent routes.

Staff is also working on a Village News Carrier Training event to refresh rules delivery procedures with carriers and their parents/guardians. This event is tentatively scheduled for mid-October.

C. Marketing

New Branding Campaign – the Communications Committee has laid out a marketing campaign that focuses on the residents of Montgomery Village and their stories, in a human interest effort to help foster in new residents with impending development. This campaign will rely on digital media and new promotion efforts to spread the word via social channels.

Resident solicitations have begun for video interviews, with the anticipation of an October roll-out of the campaign.

Annual Calendar – staff has started to advertise for resident submissions for the annual calendar. Two resident photos will be chosen for each month. Several months have also been secured with advertising as well. This publication is scheduled to deliver to Village residents in December.

D. Online

montgomeryvillage.com:

July

monthly hits: **36,091** mobile sessions: **7,181**

most visited pages: pools & swimming; July4/5K race; classes & programs; Village communities; fireworks displays article; camps; recreation; contact us

Twitter – **468** followers (up from **465** in July)

Facebook – **1,222** followers (up from **1,193** in July)

Advertising Revenue (through July 2017)

July 2017 Billed:	\$ 7,841
July 2017 Budget:	\$ 9,684
July Collected:	\$ 7,837
July difference compared to budget:	\$ (1,843)*
Year to Date Billed (2017):	\$ 68,869
Year to Date Budget (2017):	\$ 87,836
Year to Date Compared to Budget (2017):	\$ (18,967)
Year to Date Collected (2017):	\$ 93,385
2017 Billed vs 2016:	\$ (17,900)
2017 Collected vs. 2016:	\$ (9,166)

4. Community Management

A. Homes Corporation and Condominium Updates:

Covenant Compliance Inspections were completed and the inspector is now doing follow up inspections in all communities.

The budget process is currently underway for all those communities that have a fiscal year end of December 31.

Christopher Court Land Association	The trees around the street lights were pruned to provide greater visibility. The board has approved to upgrade street lights throughout the community which should begin mid-September. The board approved to power-wash the concrete wall across from 18310 followed by painting of the rails.
Center Court Condominium	The board approved tree pruning in the community as well as the removal of one dying maple tree. The board is currently reviewing flooring samples to replace the 10024 building with a rubber or vinyl stair tread for durability. The problems with the lighting replacement project were resolved and all are working correctly.
Eastgate	Concrete replacement in various communities began the week of August 7 th . The board is going to be reviewing tree crown clearing proposals for Kings Point and Charles Gate. There is a community picnic scheduled for September 9, 2017. Flyers will be distributed to remind residents and encourage attendance. The 2018 proposed budget will be reviewed at the September meeting.
East Village	The board recently approved tree removal and replacements in The Downs community and the addition of annuals at five community entry signs. Repair to various areas of roadway was completed the week of August 7 th . The community picnic is scheduled for September 16 th .
Horizon Run	The board approved a new bulletin board as well as replacement of the kiosk where the board is affixed. There have been several water intrusion matters to be resolved with the recent heavy rains.
Maryland Place	The Maintenance Committee approved the pruning of several trees over parking areas, sidewalks, and homes. The committee also approved turf repair in select areas of Transhire Road and the removal of several dead and leaning trees.
North Village	The board approved fire lane painting in the Essex Place community and the addition of double lines on Highland Hall Road. The board also approved the installation of liriopie at the Perry Place entrance sign, the planting of additional annuals at the entry signs, and select turf repair on Strath Haven Drive. New mulch will be installed in the tot lot in August.
Park Place I	The board approved a lighting is currently underway. Painting of the railings was completed the week of July 17 th . The board approved replacement of several chipped and broken steps throughout the property which will be completed by the end of.

Park Place II	Painting of the halls, doors and ceiling in all three buildings was completed. There was some residual peeling of paint on the doors which were corrected in July. The carpet in 9801 was replaced in August. The board has approved carpet cleaning for the remaining two buildings which will be done in August. The board approved replacement of air condition corrals that are necessary for repair this project is anticipated to be completed in September. Dryer vent cleaning was completed.
Patton Ridge	The board approved study of the underground drains throughout the community began on May 22 nd and a summary report was provided and questions will be provided to VIKA regarding some areas of concern. The board will be obtaining a new reserve study in the fall. The board is considering options to the services provided by the current security company. The 2018 draft budget will be presented at the September meeting.
South Village	A budget meeting was held on July 25 th and the draft will be presented at the August meeting. The board approved tree work in various areas of the community. The board approved a roadway repaving project in Millrace/Nathans Hill began on August 9 th . The board approved the installation of speed bumps in The Hamptons which is scheduled to be completed in August.
Stedwick	The installation of the new tot lot was completed. The board also approved to have ADA ramps around the Mercado Way path which includes repairs to trip hazards. The board approved a tree removal project for 2017. The 2018 draft budget will be presented at the August meeting.
Thomas Choice Condominium	The board has agreed to formalize the assigned and visitor parking requirements and will be updating the tow policy for the community. Hang tags will be ordered for the each car parked in the community. The board approved to replace various driveways with concrete in the community along with other damaged curb and gutter. This project will be scheduled for early September.
Whetstone	A pruning proposal in various areas was approved and began in August. The board will be considering an asphalt and concrete project. The board with Management is finalizing the RFP for the replacement dock. The 2018 draft budget preliminarily reviewed at the July meeting.

5. Finance and Administration

A. Delinquent Units and Court Cases

Delinquent Units	2017	2016	Court Cases	2017	2016
January	1,706	1,962	January	81	370
February	1,052	1,117	February	90	24
March	674	747	March	146	26
April	1,643	1,711	April	23	03
May	890	953	May	16	00
June	597	634	June	14	12
July	1,560	1,679	July	14	12

B. Interest in the amount of **\$4,733.51** was billed to overdue accounts in the month of July 2017, in accordance with the Collection Policy.

C. Settlements: 44 new homeowners were processed between July 1, 2017 and July 31, 2017. Of those, all **41** were homes corporations and **3** were condos.

- D. **Transfer Fees: \$3,300.00** was collected from July 1, 2017 and July 31, 2017.
- E. **Administrative Fees** in the amount of **\$33,875.00** was billed to overdue accounts in the month of July 2017, in accordance with the Collection Policy.
- F. **Lawsuit Judgments Paid & Satisfied-** January 2017 through July 2017– **91 Judgments**

6. Recreation, Parks and Culture

Projects:

- A. **Winterization of the Foundations pools** has begun. As the pools begin to close and over the next several months, staff will undertake the difficult and laborious task of making the pools ready to withstand the coming winter.
- B. The replacement of the **CVT floor at North Creek Community Center** has begun. In the next 2-3 weeks, crews will remove all of the existing composite vinyl tiles, evaluate and make any necessary repairs to the existing sub floor and then install a new luxury vinyl tile surface.
- C. The pre-bid meetings were held for the **playground replacement** at Apple Ridge Recreation Area and Whetstone Community Center.
- D. **The Nature Center Steps replacement project** was awarded to J B Kline Landscaping. The work should be completed by the end of August.
- E. Timber replacement around the **picnic areas at Lake Whetstone** was completed.
- F. **Fence contract** was awarded to Frederick Fence to replace fence fabric, tighten gates and replace 2x6 boards on backstops.
- G. A contract for energy upgrades and the installation of **LED lights at Stedwick Community Center** was signed.
- H. **Floor matting was installed at Peggy Mark Pool** for safety purposes, as some patrons had indicated the floor was slippery. The flooring surface was evaluated by the flooring contractor and the manufacturer, and it was determined that the flooring meets the standards for locker/shower rooms and was installed correctly. The flooring contractor will be providing a proposal to add more grit to the floor after the current pool season is completed.

Programs:

- A. **Summer Drop-In Pickleball** has had a great turnout. Pickleball has been averaging 13 participants each Thursday.
- B. **Farmers Market** has reached the midway point of the 2017 season. The Farmers' Market high so far is 788 people. The average turnout for the Farmers' Market is 685 people. There are 13 Regular Vendors and 11 occasional vendors.
- C. **Peggy Mark Pool** had over 9000 visitors in the month of July. This is the highest number of patrons visiting one facility over the course of one month in the past 10 years.
- D. **Activity card distribution** is slowing down for the season with 3,628 photos taken this year to date compared to 3,685 photos this time last year.

- E. **North Creek Summer Activity Center** closed for the 2017 season on Friday, August 11. Changes to the program for 2017 included moving from a half day to a full day program with increased staff, a field trip to Monster Golf and two supervised pool days. Registrations increased 40% over 2016.
- F. **Camp Tiny Feet** closed for the 2017 season on Friday, August 11. The program length increased by ½ hour this year. Registrations increased by 13% over 2016.
- G. **Lake Marion Camps** (Soaring Stars and Racing Wind) will finish their final week on Friday, August 19. The camp season was extended to accommodate the late start of MCPS in 2017. Average registration per session in both Racing Wind and Soaring Stars was about the same in 2016 and 2017.
- H. **End of Summer Specialty Camps** will start on Monday, August 21 and run through September 1.
- I. **Kidjam** offered four performances in July for the younger set. Average attendance was 130 individuals.
- J. **Summers in South Valley events** (concerts, art in the park and outdoor movie) wound up the season on August 4. Average attendance was 150.
- K. **Youth Corps** teamed up with F.O.W.L. at Lake Whetstone to clear out invasive vines from healthy trees, recharged rip rap at Hurley Park and clean debris around lakes and ponds after huge rain event.

Personnel:

- A. **Schedules for the pools** vary until the Labor Day. As of today, we will be able to keep the pools opened as scheduled. Most challenging is scheduling pool operators between August 28 – September 1. While high schools are not in session, local colleges start their year on August 28. This makes it difficult to schedule operators as all except one attend college.