



Center Court Condominium

P.O. Box 86209

Montgomery Village, MD 20886

SPRING 2020 BULLETIN

Recent Progress and Action Plans

At the recent board meeting several improvement projects were reviewed. Top planned projects include:

- Landscaping
- Parking permits
- Roof replacement
- Recycle pails
- Window, doors and gate specifications

Further details are available on the website, Tinyurl.com/cccondosmv

Spring mulching of key areas around the property has been completed. Please be aware that carelessly tossed cigarette butts can cause mulch to smolder and catch fire! Based on recommendations from the Montgomery County Master Gardener Program, the landscaper will be planting several improvements in the courtyards in the upcoming months. Three roofs are scheduled for replacement this Spring – 10000, 10002, 10020 Stedwick Road. Residents will be notified before the work begins.

Parking Permits & Resident Information

A parking permit program has been approved. Applications are included with this bulletin and are available on the website. Full details are available on the website, Tinyurl.com/cccondosmv

Please complete the form in full; if you do not do so, there will be delays in processing your permits. Landlord owners, please be reminded that a current ratified lease (Rules and Regulations, Section 11) must be provided with the application if not already on file with the management office. Any violations must be cleared before your application can be processed. If you require more than 3 permits, please provide an additional application with payment of \$75 for each additional pass and copy of the registration for all vehicles. Return your permit application to the management by mail to either P.O. Box 86209, Montgomery Village, MD 20886 or the office at 19401 Brassie Place, Montgomery Village, MD 20886. If you wish to drop off your application you may do so at the office; there is a drop box to the left of the front door. You can also fax (301-760-3816) or email (CCC@ManagedWithClarity.com) the completed application. Your permits will be mailed to you upon receipt of your completed application.

If you have friends, family or neighbors parking in the Center Court lot for storage, commuter or other reasons that are not part of the acceptable use of the lot, please suggest they find an

alternative to avoid a towing charge. Open parking may be permitted in the two lots across Stedwick Road. Permit parking enforcement will begin in June.

Preventative Maintenance Tips for Owners and Residents

DRYERS: In case you did not know, your individual dryer vent connects to a central box in each buildings' attic where the air is then expelled through the roof. Our association cleaned the common junction boxes last year. This was accomplished by vacuuming lint from the junction boxes and the line leading to the roof. Entry to the attic is through a ceiling opening, generally located in the 304 units. The association suggests owners and tenants plan to clean their dryer vents annually and to make sure the dryers lint trap is cleaned after each use. For individual unit vent cleaning, attic access is not necessary. Clogged vents add to the owner's electric bill and can be a serious fire hazard.

HVAC/AIR CONDITIONER MAINTENANCE: Servicing your air conditioner in the Spring has the potential to save electricity and repair costs during the season. Summer time means air conditioning so take the time now to have your HVAC unit serviced and your filter replaced. Every year clogged condensate drain lines cause significant damage. In 2019 there were 5 clogged lines that caused over \$12,000 of damage to owners' units and those below!

Check your insurance policy! Unit owners are responsible for care and maintenance of in-unit plumbing, air conditioners, hot water heaters, toilets and washing machines. Damage caused by these appliances to other residential units and common elements will be the Unit owner's financial responsibility. Ask your agent about having an H06 policy to cover damages and the association's deductible in case of major or catastrophic loss.

Reminders!

Balconies – It is your responsibility to make sure your balcony or patio is kept clean and free of trash and debris. Do not hang any plants, wind chimes or other decorative items from the railings, overhead balcony extensions or fences. For everyone's safety please be sure to keep these items away from the fences and edge of the balconies. If you must store items on your balcony, please be sure to keep them on the inside portion of the balcony, not rested on or near the railings. Under no circumstances shall pets be permitted, unaccompanied, on the balconies or within a patio area.

Smoking – Better weather brings more litter and a preponderance of cigarette butts. Improper disposal of cigarette butts is a fire hazard, unsightly and a violation of the Center Court rules. All residents are encouraged to properly dispose of litter and cigarette butts within the confines of their unit. **Under no circumstances** should any debris be deposited in the common or limited common elements of Center Court. Remember it is against the law to smoke in the stairwells and within 25 feet of the buildings. This includes grills on the balconies and on patios – fineable by Montgomery County Fire Marshall of up to \$500. Consider your neighbors.

Recycling – The blue recycling pails were distributed to every resident. This was to keep plastic bags and garbage out of the recycling. There has been improvement but plastic bags full of bottles and cans and garbage are still showing up in recycle barrels. Please break down cardboard boxes and only put clean recyclables in the recycling containers. Anything placed outside of the trash cans is not picked up and can block others from getting to the trash cans.

Fireplaces – If you're planning on using your fireplace next Winter, be sure to have the flue professionally cleaned and inspected.

Copper Pipes – Much of the piping supplying water to the bathrooms and kitchens is made of copper. It is well known that with time copper pipes may develop pinhole leaks. This happens in a few units every year. A pipe leak behind a drywall is often not noticed right away. Do you know where the main shut off valve is for your unit? Has it been exercised recently to make sure it works in case of emergency?

Courtyard Lights – Spring winds continue to blow down light globes and, in turn, light fixtures are often broken. Hopefully most of the lights will stay intact. The Board is receiving bids to upgrade the courtyard lighting.

Sink and Drain Backups – Good news! The number of requests to open clogged drains has greatly reduced. Kudos to our residents: strainers for hair and vegetable peels are being used and separate containers for grease are going into the trash. Bad news: most of the requests for a plumber are being made as emergencies on a evening or weekend. Overtime charges are double, averaging \$600 for weekend or late in the day visits. We all want to avoid damage from a backup that can even be more expensive. Often emergencies can be put off by notifying other residents living in units above yours to wait to run dishwashers until the plumber has cleared the line. Using a weighted stopper to close the sink drain can also buy some time for less severe backups.

Payments – You can view your account balance and payment history on Clarity Management's website, www.ClearViewToday.com. Log-in keys were issued with the coupon books. If you have misplaced the key, please email management at CCC@ManagedwithClarity.com or call the management office at 240-428-6750 to get your key.

Please join us for the next Board meeting on May 26, 2020 at 7:00 pm. The meeting will be held at the Heron's Cove Community Center, COVID-19 restrictions permitting. The scheduling of the Reconvened Annual meeting has been suspended until safe and transparent Annual Meeting practices can be clarified by the County.

Whatever the venue, your participation and cooperation are important to ensure that Center Court remains a safe, beautiful and peaceful community!

Stay safe and be well!