

Montgomery Village News

Volume XLVI, No. 19

October 7, 2016



www.montgomeryvillage.com



photo by Mike Conroy

Councilmember Craig Rice holds community meeting

County Councilmember Craig Rice recently held a community meeting at Watkins Mill High School to update Village residents about important county projects and to respond to a variety of issues raised by those in attendance. Rice recognized Montgomery Village for its 50th Anniversary, and noted his attendance at the Kick-Off Celebration in February and how important this and other events, such as the upcoming Fall Festival, are to creating a sense of community.

Joining Rice at the meeting were both Montgomery County Police Chief Tom

Manger and Fire Chief Scott Goldstein, as well as 6th District Commander Dinesh Patil and a number of Craig Rice's legislative staff. Cathy Matthews from the Upcounty Government Center was also in attendance. Rice's office had invited Atlantic Realty Companies (ARC) to post plans for the Village Center redevelopment, which residents could peruse before and after the meeting. A representative from Monument Realty was also there to speak to residents about the redevelopment of the former golf course property.

The Annual MVF Great Pumpkin Race and Fall Festival is right around the corner. Prepare to race your pumpkin for a chance at the Championship trophy and celebrate fall on Saturday, Oct. 15 with games, rides, food, a petting zoo, tennis ball target practice and local vendors and businesses. Get your pumpkin racer kit today at the MVF Office—hurry, limited kits are left!

See CRAIG RICE page 9

MVF to host Retail Forum

Montgomery Village Foundation (MVF) will host the first in a series of forums to discuss economic and community development in Montgomery Village at 6:30 p.m. on Thursday, Nov. 3 at Lake Marion Community Center, 8821 East Village Avenue.

This initiative came out of discussions from a sub-committee of the recently dissolved of the former Transportation, Development and Public Facilities (TD&PF) Committee. The future of improved retail options has been a regular discussion point during community meetings focused on land use.

Several guest speakers will address national, regional and local retail trends and issues:

- Maureen McAvey, Former Senior Fellow, Urban Land Institute, retail expert

- Tom Lonergan, Director, Economic Development, City of Gaithersburg

- David Ross, President, Atlantic Realities Companies (new owner of Village Center)

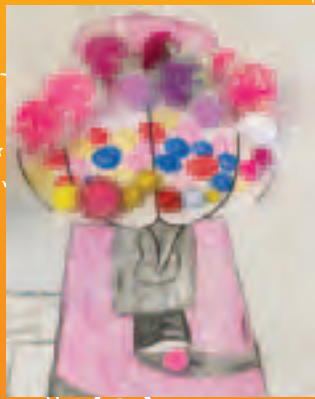
- David Petr, President and CEO of the newly established Montgomery County Economic Development Corporation (invited)

Residents are encouraged to attend the forum to hear and discuss ideas critical to moving the Village forward. Small plate refreshments from local restaurants will be available from 6:30 to 7 p.m., and a panel discussions and question and answer period will be held from 7 to 8:30 p.m.

For more information, e-mail EVP Dave Humpton at dhumpton@mvmf.org.

Disguise—a-Pumpkin Contest

Check out last year's winners and see how crafty YOU can get. More information and pumpkin template on page 20.



Submit your disguised pumpkin by 5 p.m. on Thursday, Oct. 20 to the MVF Office, 10120 Apple Ridge Road, Attn. Disguised Pumpkin.

Restroom/Concession Stand Ribbon-Cutting

Join Senator Nancy King and District 39 Delegates Robinson, Reznik and Barkley, the Montgomery Village Sports Association (MVSA), the Montgomery Village Foundation (MVF) Board of Directors and MVF staff to dedicate the new Restroom and Concession Stand Facility in South Valley Park, located behind Watkins Mill Elementary School.

A Ribbon-Cutting Ceremony will be held during the MVSA homecoming football games at 11:15 a.m. on Saturday, Oct. 15 in South Valley Park, 19003 Watkins Mill Road. Join our guests to officially open this new facility that was built with a matching state grant and benefits residents and visitors of the Village. Come early for some football and make your way to the Great Pumpkin Race when it's over!

LOOK INSIDE

Enter the Pumpkin Treat Baking Contest

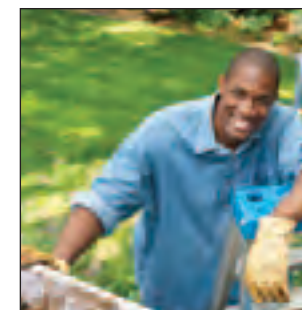


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Community Leaf Removal Schedule

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Tips on Fall Home Maintenance



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MVF MEETING AGENDAS

MVF BOARD OF DIRECTORS

The MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Oct. 27 in the North Creek Board Room, 20125 Arrowhead Road. The 2017 budget is on the agenda to be approved.

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) meeting is scheduled for 5 p.m. on Wednesday, Nov. 2 in the North Creek Board Room, 20125 Arrowhead Road, to review residents' requests for exterior modifications. The board requests that homeowners contact the Foundation if they plan to attend and if their contractors will accompany them.

AUDIT COMMITTEE

The Audit Committee meeting is scheduled for 7 p.m. on Thursday, Oct. 13 in the North Creek Board Room, 20125 Arrowhead Road.

COMMITTEE ON THE ENVIRONMENT

The Committee on the Environment (COE) meeting is scheduled for 7:30 p.m. on Wednesday, Oct. 12 in the North Creek Board Room, 20125 Arrowhead Road.

COMMUNICATIONS COMMITTEE

The Communications Committee meeting is scheduled for 7 p.m. on Wednesday, Nov. 2 at the MVF Office, 10120 Apple Ridge Road.

INVESTMENT COMMITTEE

The Investment Committee meeting is scheduled for 7 p.m. on Monday, Oct. 17 in the North Creek Board Room, 20125 Arrowhead Road.

RECREATION COMMITTEE

The Recreation Committee meeting is scheduled for 7:30 p.m. on Monday, Oct. 10 in the North Creek Community Center, 20125 Arrowhead Road.

Note: All meeting agendas listed in this section are current as of the deadline date for this publication. The listings do not include every agenda item. This information is also available on the MVF website at www.montgomeryvillage.com.



NEIGHBORHOOD NOTEBOARD

CENTER COURT

The Center Court Condominium meeting is scheduled for 7:30 p.m. on Tuesday, Oct. 25 at the Heron's Cove Office, 19101 Mills Choice Road.

CHRISTOPHER COURT LAND ASSOCIATION

The Christopher Court Land Association meeting is scheduled for 4:30 p.m. on Wednesday, Oct. 26 in the MVF Office, 10120 Apple Ridge Road.

HORIZON RUN

The Horizon Run Condominium meeting is scheduled for 7:30 p.m. on Monday, Oct. 24 in the North Creek Board Room, 20125 Arrowhead Road. This meeting includes the Annual Meeting.

MIDDLE VILLAGE

The Middle Village Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Oct. 25 in the Thomas Choice Party Room, 19401 Brassie Place.

NORTHGATE

The Northgate Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Oct. 11 in the North Creek Board Room, 20125 Arrowhead Road.

NORTH VILLAGE

The North Village Homes Corporation meeting is scheduled for 7 p.m. on Thursday, Oct. 20 in the North Creek Board Room, 20125 Arrowhead Road.

PATTON RIDGE

The Patton Ridge Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Oct. 25 in the North Creek Board Room, 20125 Arrowhead Road.

SOUTH VILLAGE

The South Village Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Oct. 26 in the North Creek Board Room, 20125 Arrowhead Road.

STEDWICK

The Stedwick Homes Corporation meeting is scheduled for 7:30 p.m. on Wednesday, Oct. 19 at the Stedwick Community Center, 10401 Stedwick Road.

THOMAS CHOICE CONDOMINIUM

The Thomas Choice Condominium meeting is scheduled for 7 p.m. on Monday, Oct. 10 in the North Creek Board Room, 20125 Arrowhead Road.

THOMAS CHOICE GARDENS

The Thomas Choice Gardens meeting is scheduled for 6:30 p.m. on Tuesday, Oct. 11 at the Thomas Choice Party Room, 19401 Brassie Place.

Input needed for Watkins Mill tot lot

The Recreation Committee will consider new playground equipment for the Watkins Mill tot lot at 7:30 p.m. on Monday, Oct. 10 in North Creek Community Center, 20125 Arrowhead Road. Attendees will have the opportunity to view five playground designs and give input on preferred options and designs. Based on resident and committee input, staff will work with selected contractors to adjust designs if needed. It is anticipated that a recommendation for a selection will be forwarded to the Montgomery Village Foundation Board of Directors for award at the October Board meeting.

Ideas for the addition of natural play equipment in the Lake Whetstone picnic area will also be discussed at this meeting. The idea was discussed with the South Village Board of Directors and received support, as it will blend into the park while adding play options for children. The equipment under consideration is manufactured climbing boulders and a tunnel log.

Updates on other recreation amenities and programs will also be presented at the meeting. For more information or questions, contact Peggy Mark at 240-243-2337 or e-mail pmark@mvmf.org.

Copy & Ad Deadlines

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E-MAILED OR ON DISK DUE:*

MONDAY, OCT. 17 AT 5 P.M.

MAILED, FAXED OR TYPED DUE:

FRIDAY, OCT. 14 AT 5 P.M.

DISPLAY ADS:

DUE:

FRIDAY, OCT. 14 AT 5 P.M.

*preferred method of receipt

Attention writers:

Copy is gratefully accepted electronically!

Provide text on disk or e-mail to mvnews@mvmf.org.

E-mail classifieds to classifieds@mvmf.org.

See page 3 for more on how to contact us.

Submissions received after the publication deadline will not be published in that edition.

*next issue
Friday,
Oct. 21*

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Montgomery Village News

Serving the residents of Montgomery Village

The Montgomery Village News is the official newsletter of the Montgomery Village Foundation, Inc., and its Board of Directors. Its purpose is to disseminate news and information in accordance with the Editorial Policy of the Foundation.

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The MVF Office, 10120 Apple Ridge Road, is open Monday - Friday from 8:30 a.m. to 5 p.m.

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Articles appearing in the *Montgomery Village News* are presented as a community service. They do not necessarily represent the views of the Montgomery Village Foundation.

The advertisements in the *Montgomery Village News* are not intended to be an endorsement by the Montgomery Village Foundation of any business or individual.

PRESIDENT'S MESSAGE

Community updates



by Pete Young

MVF President

It has been a busy couple of months, and since my last column several community meetings have been held. In September, Commander Dinesh Patil from the Montgomery County 6th District Police (that is the district that serves Montgomery Village) held a community meeting to provide us with an update on what has been going on in our community. We had a great turnout from our community, and Commander Patil covered a variety of topics related to their work in our area. A key point he shared is that the police need our help in decreasing the rate of incidents, through more communication and sharing concerns we may have, locking our vehicles and removing items of value from them and simply paying attention to our community and reporting anything unusual. He is happy to have any resident contact them with questions, and he sees his job as a problem solver.

In fact, after several residents shared concerns about parking issues on Watkins Mill, Apple Ridge and Arrowhead roads at the meeting, there was a noticeable improvement within days. We are fortunate to have him

leading our precinct, and I encourage you to take advantage of future meetings.

We also had a community meeting held by County Councilmember Craig Rice, with another great turnout from the community. Many topics were covered, and Councilmember Rice was also joined by Commander Patil, Police Chief Manger and Fire Chief Goldstein. There were many questions fielded by the speakers on topics ranging from transportation, crime, development and quality of life in the community. These meetings are a great chance for you to hear straight from our public representatives on a wide range of topics, and we appreciate the time they take to visit us — please plan to attend future meetings.

The fall is a busy time, and it would be easy to miss some of the great events coming up. I want to remind you all about the Great Pumpkin Race and Fall Festival scheduled from 11 a.m. to 3 p.m. on Saturday, Oct. 15 at North Creek Community Center, 20125 Arrowhead Road, and also to please check the Fall Recreation Guide for a ton of great classes, programs and activities. The guide can be found online at www.montgomeryvillage.com, or you can register for classes online at <http://apm.activecommunities.com/MontgomeryVillage>. I hope to see you all out there!

As always I invite you to get involved, share your talents and thoughts with us, and help Montgomery Village stay the amazing community it has been all these years. I welcome your feedback; feel free to e-mail me at peter@youngspa.com.

Cheers,
Pete

MVF BOARD MOTIONS

MVF BOARD OF DIRECTORS

MOTION LIST

September 22, 2016

1. Mr. Gargan moved to approve the minutes of the Joint Audit Committee/MVF Board of Directors' Budget meeting held August 25, 2016 as presented. The motion was seconded and passed (7-0); Mr. Dyer abstained.
2. Mr. Marsh moved to approve the minutes of the regular Board of Directors' meeting held August 25, 2016 as presented. The motion was seconded and passed (7-0); Mr. Dyer abstained.
3. Mr. Clark moved to accept the Action List as presented. The motion was seconded and passed unanimously.
4. Mr. Driscoll moved to approve the 2017 Guidelines for Applicants, the 2017 MVF Board of Directors Election Application for Candidacy, and the MVF Call for Candidates. The motion was seconded and passed unanimously.
5. Mr. Dyer moved to approve the Election and Voting Procedures for 2017, the Voting Information of Private Dwelling Units and Multi-Family Unit Owners using Individual Ballots, the 2016-2017 Election Calendar, and the changes to the format for the 2017 Candidates' Forum. The motion was seconded and passed unanimously.
6. Mr. Dyer moved to approve the new Village-wide Greenhouses guidelines. The motion was seconded and passed unanimously.
7. Mr. Marsh moved to approve the proposed revisions to both the Basketball Backboard Policy and the Basketball Unit Guidelines. The motion was seconded and passed unanimously.
8. Mr. Dyer moved to award the bid for the replacement of the roofs at North Creek Community Center and Watkins Mill Bathhouse to S&K Roofing, Siding and Windows, Inc. in the amount of \$46,361, the total amount not to exceed \$50,997. The motion was seconded and passed unanimously.
9. Mr. Dyer moved to award the bid to Presidential Heating and Air Conditioning for \$24,490 and to approve 10% for unforeseen expenses for a total of \$26,939 for the air conditioner replacement and to approve an additional \$3,500 for modifications to the facilities perimeter fence to accommodate the larger new equipment for a total not to exceed \$30,439. The motion was seconded and passed unanimously.
10. Mr. Gargan moved to accept the committee reports. The motion was seconded and passed unanimously.
11. Mr. Webb moved to adjourn the regular meeting at 8:09 p.m. The motion was seconded and passed unanimously.

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7 to 8:30 p.m.

North Creek Community Center
20125 Arrowhead Road

R.S.V.P. by Monday, Nov. 7 to
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For more information, call
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Dennis Clark

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TBA

Directors
Pamela Bort
John Driscoll
Scott Dyer
Laura Franke
Glenn Gargan
Jim Marsh
Peter Webb

Executive Vice President
David Humpton

KEY:					
BMP	Bowie Music Pavilion (See South Valley Park)	NCCR	North Creek Board Room, 20125 Arrowhead Rd.	TCPR.....	Thomas Choice Party Room, 19401 Brassie Pl.
CTS	Christ the Servant Lutheran Church, 9801 Centerway Rd.	NCCC	North Creek Community Center, 20125 Arrowhead Rd.	WCC	Whetstone Community Center, 19140 Brooke Grove Ct.
LMCC	Lake Marion Community Center, 8821 East Village Ave.	SCC	Stedwick Community Center, 10401 Stedwick Rd.	WHPR.....	Walker House Party Room, 18700 Walkers Choice Rd.
MVF Office.....	10120 Apple Ridge Rd.	SVP	South Valley Park, 19003 Watkins Mill Rd.		

All facilities are handicap accessible. All information tentative and subject to change

1. The *Montgomery Village News* Letters to the Editor section is a community forum for Montgomery Village residents and/or property owners. In addition, at the Editor's discretion, the *Montgomery Village News* may print letters of appropriate interest to residents from others, including representatives of local schools, governments and businesses. Campaign letters are prohibited, except for Montgomery Village Foundation and Village homes corporation elections. The views expressed in the Letters to the Editor section are those of the authors of the letters and not necessarily those of the Montgomery Village Foundation (MVF) or its Board of Directors.

2. The *Montgomery Village News* will make every effort to publish all letters received during the weeks prior to publication.

3. Typed letters and e-mail must be received no later than 5 p.m. on the Monday prior to publication and distribution, while handwritten letters must be received no later than noon on the Friday, one week prior to publication. When a holiday occurs on a deadline Monday, Letters to the Editor must be received no later than noon on the subsequent Tuesday prior to the Friday publication and distribution.

4. Letters must bear the writer's name, address and telephone number for verification purposes. The sole use of pen names, initials or the complete omission of a signature will eliminate a letter from consideration from publication. A request from the author to withhold the name or mark the letter anonymous will eliminate the letter from consideration.

5. All letters are subject to condensation or deferral to the next issue by the editor for space considerations, if absolutely necessary. Editor is to so indicate any condensations.

6. **All letters may not exceed 300 words. Longer letters will be eliminated from consideration for publication in the Village News. As time permits, the writers may be notified and given the opportunity to shorten the letter for future publication. Letters exceeding 300 words which meet all other criteria of this policy may be published on the MVF website.**

7. The *Village News* respects the privacy of individuals and residents; letters should not contain references to specific persons, except when endorsing candidates for MVF or Village homes corporation elections or referencing a previously published article with a byline.

8. Letters submitted by an author regarding the same topic must present new information or opinions; repetitive submissions and/or form letters submissions will only be printed once.

9. The Letters to the Editor section is not a forum for extensive debates; MVF encourages residents to use other avenues such as facebook and twitter for timely discussion.

10. All e-mail is subject to this policy. The e-mail subject line must read "Letter to the Editor."

- All e-mail letters must include the writer's full name, address and telephone number for verification.
- As with letters delivered to the MVF office in person or by the U.S. Postal Service, the *Montgomery Village News* will make every effort to publish all letters received prior to the publication deadline.

11. MVF retains the right to respond to letters to the editor addressing specific issues involving it in the form of editor's notes or other methods at its discretion and extends the same opportunities to homeowner or condominium association boards regarding letters specifically aimed at those boards.

12. The Director of Communications, in his/her sole discretion, reserves the right to withhold from publication of inflammatory, slanderous, libelous, or lewd material, or material which may be an invasion of privacy, material deemed in bad taste and inconsistent with *Montgomery Village News* editorial policy, or other language which opens MVF to potential legal liability, and limit the number of letters on a given subject when the number is so large it presents a problem.

E-mail letters to [mvmnews@mvmf.org](mailto:mvnnews@mvmf.org)

IN THE NEWS

Letters ^{to} the Editor

Editor:

Still in shock and disbelief over its failed Whetstone Covenant Amendment Ballot Vote, the WHC board is like a child who refuses to learn a painful lesson and refuses to listen to the voice of the community. Instead, this board is doubling down.

Disregarding the community's vote, the WHC board decided at its September 20, 2016 board meeting to attempt another vote...this time hoping for a different result. Instead of five amendments and a survey question, the WHC Board do-over will try again...this time offering a more modest proposal of two amendments, A1 and A2.

A2 would drop the two-thirds quorum requirement to 50 percent, a change that would allow the WHC board to have its way with the community on all future covenant amendment votes. Like those who opposed this amendment the first time, I oppose this board overreach this time and urge others to do the same.

The casualty in all this is amendment A1, the adult day

care issue. In the failed first vote, the large number of diverse amendments obscured the original purpose of the amendment ballot, which was to defeat the requested adult daycare facility on Breckenridge. Despite the board's manipulative tactic of offering a large number of diverse amendments to entice voters and boost the vote beyond the quorum, A1 was brought down by a failure to meet the quorum along with the 127 households who watched from the sidelines.

Determined to obtain a 50 percent quorum, the WHC board is trying to overturn these results. Suffering from voter fatigue, Whetstone has already spoken, delivering a record turnout of 315 ballots, and should reject another vote. Exceeding the 71 percent turnout of the first vote is unlikely, so a second vote is doomed from the start...and should not be attempted!

Don O'Neill
Whetstone

Editor:

The long-standing and important MVF Transportation Development and Public Facilities (TD&PF) committee was terminated after a vote at the July 28 MVF Board meeting. Pam Bort and Scott Dyer voted to keep it, and President Peter Young, Vice President Dennis Clark, John Driscoll, Glenn Gargan and Peter Webb all voted to end it. Laura Franke and John Marsh were absent. At that meeting it was said that terminating TD&PF was discussed at the MVF Board Retreat back in May 2016, although no Board Retreat meeting minutes have been available to document this and the July 19 TD&PF meeting minutes were not available at the July 28 Board meeting when the vote was taken.

The *Village News* should do an article on the contributions made by this important committee such as input to the Board on the MVF Transportation Policy, Webb Tract, Nike site, Air Park, Golf Course and Master Plan. The last current members should be given a Certificate of Appreciation at the Annual Board Meeting. Additionally, the last current members should continue to be invited to the annual Volunteer Reception in December.

Richard D. Wilder
South Village

Editor's Note:

As with any open meeting of the MVF Board of Directors, residents are welcome to attend the annual MVF Board Retreat. The retreat agenda is posted online at www.montgomeryvillage.com in

advance of the meeting; both the information packet and the notes from the retreat have been online since May. Residents interested in the committee discussion can find those items under "Board of Directors" from the "MVF" menu on the blue bar.

The July 19 TD&PF Committee meeting minutes appeared in the MVF Board Packet for the August 25 meeting. The minutes from the July TD&PF meeting were not available from the recording secretary in time for inclusion in the July MVF Board Meeting Packet. Due to timing of committee meetings and MVF Board Meeting Packet generation and distribution, this is a normal occurrence. The August meeting packet was also posted online in advance of the meeting, as per regular occurrence.

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IN THE NEWS

MVF Board approves guidelines for 2017 election

by Mike Conroy

As per regular practice, the Montgomery Village Foundation (MVF) Nominating and Election committees meet in late August or early September to review materials for the annual MVF Board of Directors Election. They forward recommended changes to the MVF Board for approval before the election process begins with the first call for candidates.

At the September 22 MVF Board of Directors meeting, the Board approved the Guidelines for Applicants Seeking Nomination to the MVF Board of Directors; the Application for Candidacy; the MVF Call for Candidates; Election and Voting Procedures; Voting Information for individual ballots; the 2016-2017 Election Calendar; and changes to the format of the Candidates' Forum. Most of the recommendations from the Nominating and Election committees were clerical, or date-related changes.

At the 2017 Candidates' Forum, residents who wish to ask questions will be asked to do so in a civil and respectful manner, and within a one-minute timeframe – the same amount of time each candidate has to answer the question. Residents interested in becoming a member of the MVF Board of Directors should look for the first Call for Candidates in

the Friday, Nov. 4 issue of the *Village News* for application details.

OTHER AGENDA ITEMS

Based on recommendation from the Architectural Review Board (ARB), the MVF Board approved updated guidelines for basketball poles and new Village-wide guidelines for greenhouses. At the August and September ARB meetings, revisions to the Basketball Backboard Policy were discussed, and a revision to make distance requirements in this document and the Basketball Unit Guidelines consistent was forwarded to the Board.

Following a resident request for a greenhouse in Eastgate in July, the ARB drafted guidelines for such structures to conform to Village design standards. The guidelines outline requirements for general, freestanding and attached greenhouses, and the new guidelines, which were approved by the MVF Board, can be found online at www.montgomeryvillage.com.

The Board also approved bids for roof replacement at North Creek Community Center (NCCC) and the Watkins Mill Bathhouse, as well as an HVAC replacement at NCCC. S&K Roofing was selected to perform the roof replacements at a cost not to exceed \$50,997

from Reserves. Presidential Heating & Air Conditioning was selected for the HVAC replacement at a cost not to exceed \$30,439 from Reserves.

PRESIDENT'S REMARKS

MVF Board President Pete Young commented on another successful pool season, and thanked MVF staff for their work. He also noted several upcoming fall events, including the Great Pumpkin Race and Fall Festival, scheduled from 11 a.m. to 3 p.m. on Saturday, Oct. 15 at North Creek Community Center, 20125 Arrowhead Road; Young said it's "his year to bring the win back to MVF" in the opening races.

EVP REPORT

Executive Vice President Dave Humpton noted that the Board would look to finalize the MVF 2017 Budget at the Thursday, Oct. 27 meeting. He said that he and CFO Greg Snellings would be looking at year-to-date (YTD) expenses to see if the proposed increase in the MVF Fund can be lessened. Humpton also mentioned that Montgomery County will soon begin work on the Lake Whetstone outfall riser. During this project, the construction area will be fenced and the water level in the lake will be lowered several feet.

He informed the Board that the Apple Ridge Pool renovation had begun and that Apple Ridge Recreation Area is fenced. While parts of the area are open (ball fields, tennis courts, basketball court), there is no parking at the site. Additionally, Keller Construction Management will periodically be flying their FAA-licensed drone over the site to take some aerial photos, which will be shared on the MVF website when available.

TREASURER'S REPORT

CFO Snellings gave the financial report for both the month of August and YTD. Total Revenue was reported at \$5,486,082 YTD, and Operating Expenses at \$5,210,614 YTD. MVF's YTD Net Income is approximately \$850,000 versus a budget of \$400,000.

The Capital Contribution Fee totaled \$100,577 YTD, with \$18,888 added in August. Contributions to Reserves (CTR) in the amount of \$85,434 were made for the month, bringing the total YTD CTR to \$683,475.

Snellings reported the Operating Fund activity totaled \$663,488 for the month which was a net loss of about \$143,000; however, this was expected due to regular increases in the summer/pool seasons. It was noted this is expected

to even out by the year's end.

With \$5.5 million in Revenue and only \$5.2 million in Expenses YTD, MVF is approximately \$275,000 ahead of budget. Considering that the budget called for a loss in revenue at this point in the year, the end result is about \$320,000 favorable to the budget. This excess will be considered in the final MVF 2017 Budget proposal for the MVF Fund assessment.

The Balance Sheet maintains MVF's strong financial position, showing \$8,393,079 in Cash and Investments, and \$15,852,962 in total assets. Collections activity (assessment receivables) is favorable by approximately \$200,000. Snellings expects to see the continuing decreased trend in Delinquencies for the third quarter.

NEXT MEETING

The next MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Oct. 27 in the North Creek Board Room, 20125 Arrowhead Road. The meeting begins promptly at 7:30 p.m. with Residents Time. Residents are invited and encouraged to attend. The meeting agenda and information packet will be available online at www.montgomeryvillage.com the week of the meeting.

MVF Financial Reports - August 2016

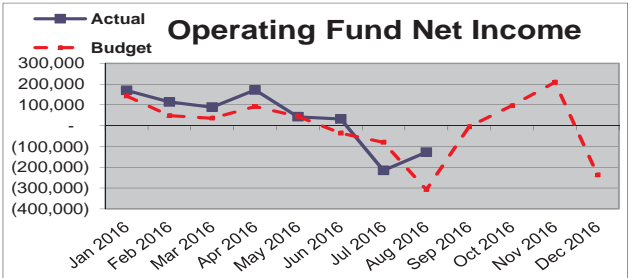
OPERATING FUND - STATEMENT OF INCOME & EXPENSE

	August 2016			YTD Aug 2016 August 2016		
	Actual	Budget	Variance (Unfav)	Actual	Budget	Variance (Unfav)
Revenue:						
Assessments	504,214	504,176	39	4,033,877	4,033,407	470
Assessment Fees	2,099	5,521	(3,421)	144,415	186,290	(41,875)
Transfer Fees	4,725	3,452	1,273	26,550	22,968	3,582
Disclosure Fees	16,051	13,630	2,421	114,128	87,882	26,246
Advertising revenue	8,334	9,124	(790)	94,965	107,085	(12,119)
Pool Memberships/Rental Fees	2,962	2,499	463	104,912	72,788	32,124
Camps & Classes	23,035	10,148	12,886	217,974	201,185	16,790
Management Fees	66,049	65,208	840	526,136	521,667	4,469
Capital Contribution fee	18,888	10,455	8,433	100,577	73,897	26,679
Other Income	17,131	18,079	(948)	122,547	106,502	16,045
Total Revenue	663,488	642,292	21,196	5,486,082	5,413,671	72,411
Personnel Costs:						
Salaries & Wages	351,765	502,789	151,024	2,283,274	2,396,395	113,121
Payroll Taxes & Benefits	84,169	129,457	45,288	647,361	686,404	39,043
Personnel Costs	435,935	632,246	196,312	2,930,635	3,082,799	152,165
Business Expenses	34,440	32,755	(1,685)	139,629	173,827	34,198
Office Supplies	2,053	4,232	2,178	24,112	36,764	12,651
Program/Maint Supplies	19,993	14,850	(5,143)	110,096	102,500	(7,596)
Occupancy	32,027	42,433	10,406	190,532	233,181	42,649
Office Expenses/Svc Contracts	52,957	43,350	(9,607)	185,969	207,803	21,834
Equip Maintenance	965	2,100	1,135	18,284	30,450	12,166
Vehicle Expenses	2,010	2,048	39	13,098	16,937	3,839
Financial & Legal	3,050	7,098	4,048	68,982	87,393	18,411
Insurance	11,501	12,265	764	67,670	69,201	1,530
Printing	5,097	5,925	828	39,735	49,475	9,740
Landscape/Maintenance	64,504	49,348	(15,156)	555,776	530,725	(25,051)
Security	22,284	13,695	(8,589)	74,836	99,560	24,724
Other	0	-	(0)	25	-	(25)
Operating Costs	250,881	230,098	(20,783)	1,488,744	1,637,815	149,071
Contribution to Reserves	85,434	85,434	0	683,475	683,475	0
Contribution to CCF	18,888	10,455	(8,433)	100,577	73,897	(26,679)
Purchases of Assets	433	-	(433)	7,184	24,200	17,016
Other Equity Transfers	-	(8,333)	(8,333)	-	(27,000)	(27,000)
Restricted Donations	-	-	-	-	-	-
Reserve/capital	104,756	87,557	(17,199)	791,236	754,572	(36,664)
Operating Expenses	791,571	949,901	158,330	5,210,614	5,475,187	264,572
Excess/Deficit Revenue	(128,083)	(307,609)	179,526	275,467	(61,516)	336,983

MVF BALANCE SHEET

For the Period Ended August 31, 2016

	Current	Prior Year
ASSETS		
Cash & Cash equiv	2,590,443	2,021,488
Investments	5,802,636	5,637,913
Due from Reserves	70,922	361,659
Assessment Receivables	683,562	887,209
Other Receivables	91,808	68,042
Current Assets	9,239,370	8,976,312
Gross Fixed Assets	14,100,775	13,467,260
Accumulated Depreciation	(7,544,748)	(7,498,433)
Fixed Assets	6,556,027	5,968,827
Other Assets	57,565	55,771
Assets	15,852,962	15,000,910
LIABILITIES & EQUITY		
Due to Operating	70,922	361,659
Payables	384,236	368,234
Sunstream Cap Lease	124,253	-
Deferred Revenue Liab	688,637	657,798
Liabilities	1,268,048	1,387,691
Undesignated Reserves	2,344,185	1,872,541
Designated Reserves	12,240,725	11,740,674
Equity	14,584,910	13,613,215
Liabilities & Equity	15,852,962	15,000,910



For complete details and explanations, please refer to the Treasurer's Report in the MVF Board meeting packet which can be found online at www.montgomeryvillage.com.

IN THE NEWS

Staying Aware in the Village

The following is information taken from the Recent News Summaries of the Montgomery County Police Department. The report is not a complete listing of every incident.

AGGRAVATED ASSAULT

An aggravated assault occurred in the 9600 block of Lost Knife Road in the early morning hours of Sept. 17. The suspect assaulted the adult male victim.
Suspect: W/M, age unknown

ARMED AGGRAVATED ASSAULT

An armed aggravated assault occurred in the 9600 block of Lost Knife Road in the early morning hours of Sept. 11. The suspect displayed a weapon.
Suspect: H/M, age unknown

COMMERCIAL BURGLARY

A commercial burglary occurred at the Choice Market located at 18700 Walkers Choice Road in the early morning hours of Sept. 16. Forced entry; cash and property were taken.
Suspects: 3 males, race and ages unknown

INDECENT EXPOSURE

An indecent exposure occurred in the 19100 block of Stedwick Drive at approximately 2:30 p.m. on Sept. 14. The suspect was arrested.

RESIDENTIAL BURGLARY

A residential burglary occurred in the 18700 block of Walkers Choice Road in the early morning hours of Sept. 11. Forced entry; property was taken.
A residential burglary occurred in the 20300 block of Stedmall Place between approximately 10 p.m. on Sept. 13 and approximately 5 a.m. on Sept. 14. No forced entry; property was taken.

THEFT FROM VEHICLES

Multiple thefts from vehicles occurred between Sept. 7 and Sept. 8. Affected streets include Heritage Farm Drive, Maple Leaf Drive and Torrey Pond Place. No force; cash and property were taken.
A theft from vehicle and an attempt to steal the vehicle occurred in the 9900 block of Walker House Road between approximately 8:30 p.m. on Sept. 15 and approximately 8:45 a.m. on Sept. 16. Force; property was taken.
Multiple thefts from vehicles occurred during this reporting period. Affected streets include Judge Place, Hawk Run Terrace, Duffer Way, Greenside Terrace, Fern Hollow Way, Keymar Way and Nesbit Court. No force; change and property were taken.

STOLEN VEHICLES

Vehicles were stolen in the following areas:
In the 9700 block of Duffer Way between approximately 7:40 p.m. on Sept. 12 and approximately 4:45 a.m. on Sept. 13. The vehicle was recovered on Sept. 13. Suspect used spare key left in other vehicle in driveway.
Suspect: B/M, late teens
In the 19900 block of Masterbrook Place in the early morning hours of Sept. 16. The vehicle was recovered on Sept. 16. Vehicle left unlocked with a set of keys inside.

Voter Registration and party affiliation change deadline nears

Montgomery County citizens who wish to vote in the 2016 Presidential General Election need to complete and submit their voter registration application no later than 9 p.m. on Tuesday, Oct. 18. Is your voter registration up to date? Is your political party affiliation correct? Do you wish to change your political party affiliation or make any other changes to your voter registration? Make sure you update your registration prior to October 18 so you are ready to vote.
Registering to vote requires that you are a U.S. citizen, live

in Montgomery County and are at least 18 years old on or before Tuesday, Nov. 8, 2016.
Visit www.777vote.org to confirm that your registration is up to date or to download a voter registration application to mail to the Board of Elections. You may also call 240-777-VOTE to verify your voter registration using the automated phone system or visit the office at 18753 N. Frederick Avenue, Suite 210, Gaithersburg. The office is open Monday through Friday from 8:30 a.m. to 5 p.m.; on Saturday, Oct. 15 from 10 a.m.

to 4 p.m.; and on Tuesday, Oct. 18 from 8:30 a.m. to 9 p.m.
Applications are also available at county libraries, regional service centers, all offices of the Montgomery County Health and Human Services, the State of Maryland Department of Motor Vehicles and U.S. Post Offices.
For more information on voter registration, call 240-777-VOTE, visit www.777vote.org, <http://elections.maryland.gov> or follow the Montgomery County Board of Elections on Facebook or Twitter.

MV Farmers Market Customer Appreciation Day rescheduled

Due to poor weather, the MV Farmers' Market Customer Appreciation Day, previously scheduled for Saturday, Oct. 1, is being rescheduled for Saturday, Oct. 8. We want to say "Thank You" to our loyal following with some gifts and raffles, in conditions that are perfect for visitors.
During the MV Farmers' Market hours—9 a.m. to 1 p.m.—free reusable Farmers' Market Grocery Bags, as well as Montgomery Village Seat Cushions, will be given away. In addition to the bags and cushions, patrons will have the chance to win one of two baskets of products donated from the vendors. The baskets are a gesture of gratitude for "keeping it local" and a stash of all your favorite market products.
In addition, on Saturday, Oct. 8, the University of Maryland Extension will be providing food samples—you don't want to miss these fresh treats!
Be sure to visit the information table on Saturday, Oct. 8 for more information. The MV Farmers' Market is open from 9 a.m. to 1 p.m., Saturdays from June through October. The mar-

ket is located in the Christ the Servant Lutheran Church Parking Lot, 9801 Centerway Road. For more information, visit www.mvfarmersmarket.com.



Leaf Removal Schedule

Below is the anticipated leaf removal schedule for most of the homes corporations and Condominium Associations in Montgomery Village. Crews are expected to be in the community listed on the weeks listed (weather permitting). Please be sure that your leaves are raked to the curb (where applicable) in time for removal on the scheduled week. In the event of a rain delay, the calendar will shift to the next calendar day, therefore, the entire schedule will shift for each community as well. We will update the website each Friday with any weather related changes to the schedule.

EAST VILLAGE The week of October 17 The week of November 7 The week of December 12	THOMAS CHOICE CONDOMINIUMS The week of October 24 The week of November 7
HORIZON RUN Wednesday, Nov. 3 and Thursday, Nov. 4	STEDWICK TBD and will be published in the next edition of the Village News.
MARYLAND PLACE The week of October 24 The week of November 28	WHETSTONE The week of November 7 The week of December 5.
NORTH VILLAGE TBD and will be published in the next edition of the Village News.	
PATTON RIDGE Monday, Oct. 24 to Sunday, Oct. 30 The week of November 28	
SOUTH VILLAGE Leaf removal is ongoing throughout the season beginning Monday, Nov. 7	
CHRISTOPHER COURT LAND ASSOCIATION Wednesday, Nov. 2 to Friday, Nov. 4 The week of December 5	
EASTGATE The week of October 31 The week of November 28	

Note: If you miss your scheduled date for curbside leaf removal, you may place your leaves in approved paper bags, to be placed at the curb and removed at no charge by the county on your recycling day. Do not place leaves in plastic bags, as they will not be removed by either the county recycling or your trash contractor. If you have any questions regarding leaf removal, please contact your community manager.

SHARE YOUR
GOOD NEWS
WITH THE VILLAGE

Montgomery

Village News

Send your birth, engagement or wedding announcements, achievements or other good news to mvnews@mvf.org or complete the Milestones form online at www.montgomeryvillage.com.



Montgomery Village News Milestones Submission Form

For Montgomery Village News issue date: _____

Engagement & Wedding Announcements

Bride's Information

Bride's First Name _____ M.I. _____
Last Name _____
Complete Address _____
Employer _____
Employment City, State _____
Job Title _____
Years of Service _____
Volunteer Work/Hobbies/Sports/Etc. _____
College Name _____
Year Graduated _____
Field of Study and Degree _____
High School _____
Year Graduated _____
Awards/Achievements _____
Bride's Mother's First Name _____
M.I. _____ Last Name _____
Bride's Father's First Name _____
M.I. _____ Last Name _____
Maid/Matron of Honor First Name _____
M.I. _____ Last Name _____
Engagement Date _____
Wedding Date _____
Wedding Location _____

Groom's Information

Groom's First Name _____ M.I. _____
Last Name _____
Complete Address _____
Employer _____
Employment City, State _____
Job Title _____
Years of Service _____
Volunteer Work/Hobbies/Sports/Etc. _____
College Name _____
Year Graduated _____
Field of Study and Degree _____
High School _____
Year Graduated _____
Awards/Achievements _____
Groom's Mother's First Name _____
M.I. _____ Last Name _____
Groom's Father's First Name _____
M.I. _____ Last Name _____
Best Man's First Name _____
M.I. _____ Last Name _____
Honeymoon Location _____
Address Where Couple Plans to Reside _____

Birth Announcements

Child's First Name _____ M.I. _____
Last Name _____
Date of Birth _____ Gender _____
Length/Weight _____
Mother's First Name _____ M.I. _____
Mother's Last Name _____
Father's First Name _____ M.I. _____
Father's Last Name _____
Address _____
Hospital Name & Location (City, State) _____

Achievement Announcements

First Name _____ M.I. _____
Last Name _____
Address _____
Achievement (provide details) _____
School/College Name and Location _____
Grad Year _____
Company/Employer _____
Name of Organization Presenting the Award _____

Send your
digital photos
to
mvnews@mvf.org!

Contributor Information
Required for Publication*

First Name _____ M.I. _____
Last Name _____
Address _____
Telephone _____
Email (optional) _____
* Please note that not all information is guaranteed to be included in any article in the Montgomery Village News. The Montgomery Village News does not guarantee that all submissions will be published. The Montgomery Village News is not responsible for any errors or omissions.

The Montgomery Village News will print milestone events and photographs at no charge for Montgomery Village residents.* Information can be provided on this form and dropped off at the Foundation at 10120 Apple Ridge Road, Montgomery Village, MD 20886. Information can also be emailed to mvnews@mvf.org or faxed to 301-990-7071. Announcements should be received at the Foundation by the deadline date of the specific Montgomery Village News issue requested for publication (see page 2 of this issue for deadlines). Publication dates are available online at www.montgomeryvillage.com under Press Room, then Village News, or by calling 240-243-2331.

Anniversary Announcements

Wife's First Name _____ M.I. _____
Last Name _____
Husband's First Name _____ M.I. _____
Last Name _____
Address _____
Anniversary Date _____
Number of Years Married _____
Children's Full Names (those without last names will not be printed) _____

Number of Grandchildren _____
Description of How Anniversary Couple Met _____
Where Couple Was Married _____
Wife's Employer/Location _____
Husband's Employer/Location _____
Plans for Celebrating the Anniversary _____

IN THE NEWS

Craig Rice

Continued from page 1

Rice gave a presentation on projects, which has been posted on the MVF website, www.montgomeryvillage.com. One project of interest was the pending construction to begin later this fall at Lake Whetstone to repair the riser structure located in the north portion of the lake. Several road projects were mentioned, including widening and improvements to Goshen Road, slated to begin in 2021; Watkins Mill Interchange, slated to begin in summer of 2017; and Snouffer School Road widening, to begin later this year.

Although not part of his presentation, Rice did voice his support for the Master Plan Alignment of M-83, noting that he thinks it should remain in the Master Plan and that it is only fair to the residents in the northern part of Montgomery County, given that they were given to believe that

road improvements would be made to facilitate north/south transportation. However, Rice went on to say that he does not think this road will be built any time soon because of lack of funding.

There were a number of people who expressed opposition to M-83 and voiced concerns about other roadway projects and their impacts on our community. Specifically, one resident noted the fact that the county's new public safety headquarters is going to open later in October, and that the traffic light on Snouffer School Road at its intersection with Alliston Hollow Way is not yet up and running. Rice indicated that he will see if the traffic light could be expedited, noting that the utilities are there.

Rice also mentioned the importance of transit projects, including the ongoing planning for the Bus Rapid Transit (BRT)

for MD Route 355 and the Corridor Cities Transitway, which would go from Shady Grove Metro to Clarksburg. He also noted that plans are underway to enhance the Lakeforest Transit Center with additional bus bays that would be located on Odend'hal Avenue in the City of Gaithersburg.

Fire Chief Goldstein told the crowd that he was actively seeking a new fire station site in Montgomery Village to improve response times, especially for the northern section of the Village and beyond. He mentioned that Station 8 on Montgomery Village Avenue is the busiest fire station in the county and that in order to improve the current 8-minute response time to 6 minutes, a new fire station is warranted. His ideal location is at the corner of Rothbury Drive and Goshen Road, but he also mentioned the Stewartown

Road area. A new fire station is mentioned in the Master Plan and also in the county's CIP, although no specific funding has been allocated yet.

Commander Patil briefly gave an overview of the department's resources and mentioned the importance of communication between the police and community members. He specifically noted that he is trying to address illegally parked cars, trucks and trailers on major roads in Montgomery Village.

He reported that robberies are up as compared to last year, and that car break-ins are a regular issue. He asked that residents be mindful of removing purses, computers, cell phones, etc. from their vehicles and locking them. He is going to be producing a newsletter with crime tips and statistics that will be published later this fall.

Chief Manger mentioned that he recently had the opportunity to speak with President Obama about community policing and noted the importance of allowing the police to do complete investigations before arriving at any conclusions, especially with cases such as those that have occurred in Charlotte, North Carolina. He also mentioned the importance of body cameras, which all county officers now wear, but he cautioned that depending on the situation, they may not provide complete evidence.

There were a number of questions at the end of the meeting dealing with housing code enforcement, school resources and road resurfacing projects.

For more information or questions, contact Councilmember Rice at 240-777-7955 or e-mail Councilmember.Rice@montgomerycountymd.gov.



Buy Local. Buy Fresh.

Saturdays

thru Oct. 29
9 a.m. to 1 p.m.

Christ the Servant
Lutheran Church
9801 Centerway Road
Montgomery Village, MD 20886



Canela Bakery
The Crêpe Shoppe
Barley Field Orchard
Killdeer Valley Cookies
The JK Farm
Rights of Man Farm
Bushdogs

Fetters Fruit Farm
Valencia's Produce
Pleitez Produce
Hidden Ridge Farm
EcoBlossoms Farm
Midsommar Farm
Tierra Blooms

Elk Run Vineyards
Great Shoals Winery
Ocean City Brewing Company
Denizens Brewing Company
Mully's Brewery
Carolina Squeeze
Only Nuts

Master's Freeman's
Allen's Apiary
Mom's Beauty Secrets
Brewing Good Coffee Company

www.mvfarmersmarket.com • facebook.com/MV.Farmers.Market



IN THE NEWS

MVSA Homecoming weekend



On Saturday, Oct. 15, the Montgomery Village Sports Association (MVSA) Chiefs football teams will celebrate their homecoming football games. Homecoming games will be played at South Valley Park, 19003 Watkins Mill Road.

Games will run from 9 a.m. until 7 p.m. MVSA may be using a PA system for the half time cheers by the cheerleaders and to announce the games (from 10 a.m. to 6 p.m.). Join the fun at 11:15 a.m. for a special Ribbon-Cutting Ceremony to dedicate the newly completed Restroom and Concession Stand Facility in the park.

Please bear with the extra fanfare associated with these once a year homecoming games, as the kids (and proud parents) truly enjoy having their names announced.



Schedule for 2017 MVF Budget Process

THURSDAY, OCT. 27

- MVF Board Meeting
- Adopt 2017 Budget
- Set 2017 Assessment Rates

NOVEMBER 2016

- Notify owners of 2017 assessments
- Approval of 2017 Assessment Coupon bid

DECEMBER 2016

- 2017 assessment coupons mailed

All above referenced meetings will take place at 7:30 p.m. in the North Creek Board Room, 20125 Arrowhead Road, unless otherwise noted.

Recent updates to several MVF policies and guidelines

At the September 22 Montgomery Village Foundation (MVF) Board of Directors meeting, the Board approved the recommended Architectural Review Board (ARB) revisions to the MVF Basketball Backboard Policy and the Basketball Unit Guidelines. The revisions were made to help clarify where units are to be located on the property and what information is needed when homeowners apply for these units.

Also approved at the meeting were new Greenhouse Guidelines developed by the ARB to provide homeowners with information concerning what types of greenhouses could be approved, and the information needed when homeowners apply for them.

All documents can be found online at www.montgomeryvillage.com. For more information, or help with these guidelines, call 301-948-0110.



Friday, Oct. 28

6:30 to 8 p.m.

Lake Marion Community Center
8821 East Village Avenue

Games, costume parade and contests

New This Year! Jack-O-Lantern Carving Contest! Bring your hollowed, pre-carved pumpkin to display. We will light up the night on the outside deck, weather permitting. In the theme of the 50th Anniversary a "Iconic Village Pumpkin" category is included for judging, along with Scariest, Funniest, Prettiest, Most Creative and Best In Glow!

Interactive Costume Parade and Contest Costumed children can get up on stage and strut their stuff for the friendly-fiendish judges. This year's categories are Scariest, Funniest, Prettiest and Most Creative. Kids can play a variety of Halloween games and visit Montgomery Village's favorite fortune teller if they dare!



For more information, visit www.montgomeryvillage.com or call 301-948-0110.

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M-F 6AM to 5PM SAT 7AM - 3PM
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ARCHITECTURAL STANDARDS

Fall home repair tips

Although springtime inspires most homeowners to clean and fix up their homes and properties, autumn is also an excellent time to make repairs. Steps should be taken in the fall to prepare homes for winter, and some maintenance items are unique to this season. This checklist may help homeowners with this preparation:

HEATING SYSTEMS

- Change or clean furnace and air conditioning filters; clean and service humidifiers; service oil-burning equipment; and clean around heating and cooling equipment in order to provide heating comfort, efficiency, energy conservation and safety.
- Hire a professional to check heating systems to make sure you will have optimal performance during the cold months and to identify any problems that may exist.
- Clean air ducts to reduce household dust and to provide relief for those with respiratory problems and allergies.
- Clean the thermostat heat sensor, contact points and contacts. Replace parts if necessary.
- Lubricate water heater pump and motor. Bleed air from radiators or convectors.

CHIMNEY AND FIREPLACE

- Have a professional inspect and clean your chimney. Fireplaces that are used regularly during the fall and winter seasons should be cleaned annually to prevent soot buildup and house fires.
- Check the chimney for cracks, inadequate coverings and faulty seals that might allow rain, birds and small animals to enter.
- Check any wood-burning stove, fireplace and chimney caps for deterioration.
- For added safety, place carbon monoxide alarms near the fireplace or furnace.

GUTTERS AND DOWNSPOUTS

- Clean gutters, downspouts, window wells and drains to prevent roof leaks, condensation, seepage, rot, pest infestations, wet basements, foundation damage and decay problems. Downspouts should be directed away from the house foundation.
- Check to be sure water is not coming down behind gutters.
- Check to ensure water drains properly and doesn't pool.
- Check gutters for leaky seams, rusted areas or unattached portions that would hinder drainage of water.

ROOFS

- Check roofs for shingles that need replacement.
- Check all flashing (sheet metal used in waterproofing roof valleys or the angle between a chimney and roof) on the house, including roof gravel guards if you have a flat-roofed home.

HOUSE AND DECK

- Check skylights, attic fans, etc., for leaks or rusted areas.
- Check gable vents, roof mount vents and soffit vents for clear and adequate air flow and replace any missing or damaged vent coverings.
- Check for chipped or peeling paint on siding or walls. All surfaces should be scraped, primed and repainted before cold weather.
- Check for loose siding, mortar or small cracks that can be filled with silicone caulking.
- Drain exterior water lines, hose bibs, sprinklers and pool equipment to prevent plumbing maintenance problems.
- Seal wood decks with a clear, water-repellent sealer. Stained decks should be restained on a regular basis.
- Check all shutters to make sure they are secured and in good shape.

ATTIC VENTILATION

- Be sure attic insulation doesn't cover ventilation vents in the eaves to prevent winter ice dams on the roof.
- Be sure ridge vents and vents at eaves are free of plants and debris.
- Check bird and rodent screens on attic vents to prevent any unwanted guests.

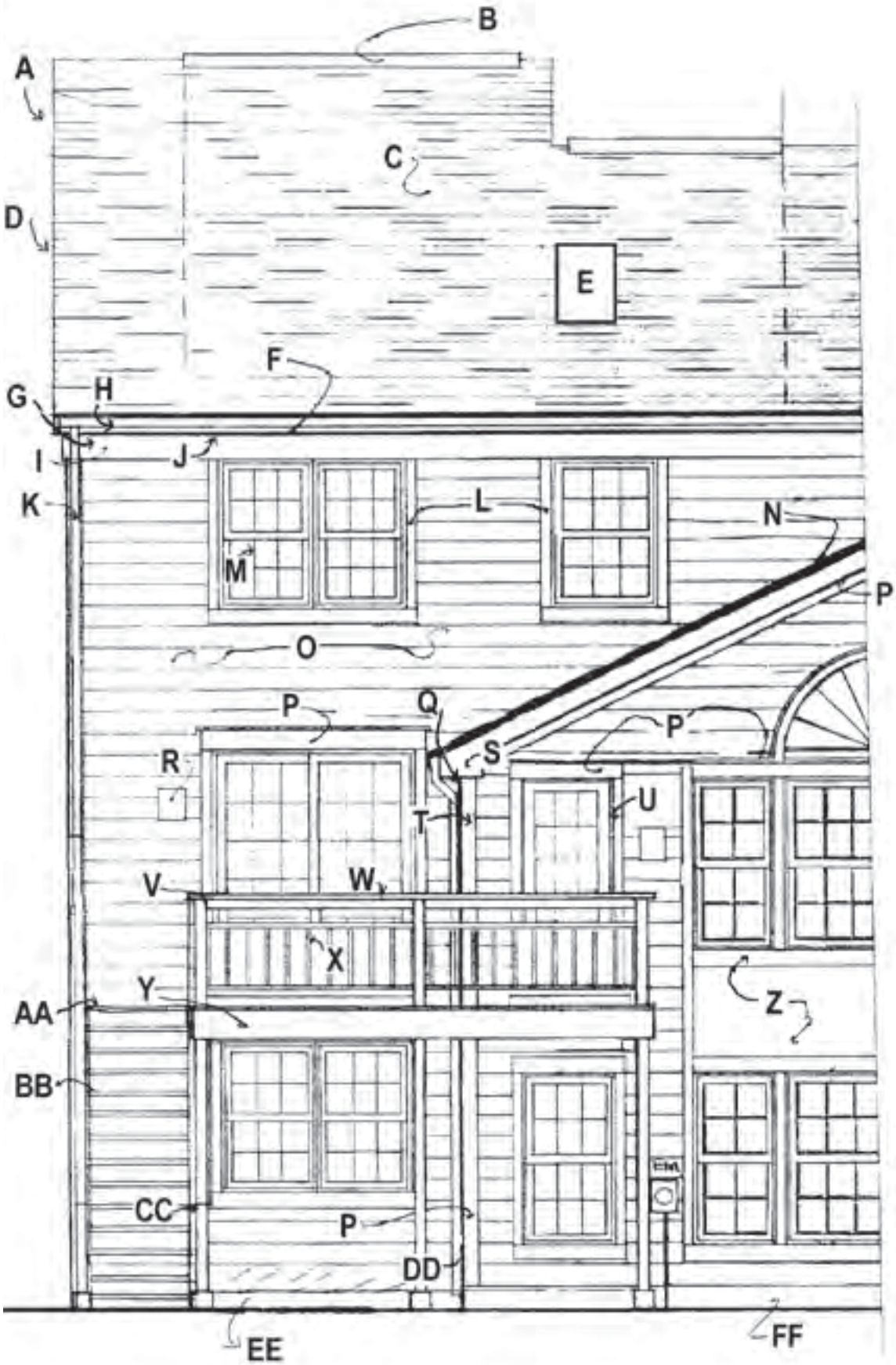
WINDOWS AND DOORS

- Check weather stripping and caulking around doors, windows, corner boards and joists to prevent air and water penetration.
- Cover basement windows with a plastic bubble.
- Replace summertime screens on windows and doors with cool-weather storm coverings.

- Clean and lubricate garage door hinges, rollers and tracks, and be sure screws are tight.

LANDSCAPE AND YARD

- Fertilize and reseed the lawn, if needed.
- After the leaves change color, prune trees and shrubs to encourage healthy springtime growth.
- Trim any tree limbs that are close to power lines or the roof of your house. Heavy snow and ice can build up on trees and cause them to break and damage nearby structures.



Home maintenance diagram key

A	Gable Vent	Q	Roof Overhang
B	Ridge Vent	R	Light
C	Asphalt Shingles	S	Cornice
D	Gable End	T	Corner Board
E	Roof Mount Vent	U	Door Trim
F	Fascia (Frieze)	V	Deck Rail
G	Roof Eave	W	Deck Top Cap
H	Gutter	X	Picket
I	Trim Board	Y	Elevated Deck
J	Soffit/Soffit Vent	Z	Flat Trim Material
K	Downspout	AA	Deck Landing
L	Window Trim	BB	Stair Treads
M	Window Grid (Muntin)	CC	Post
N	Flashing	DD	Downspout
O	Horizontal Siding	EE	Ground Level Deck
P	Trim	FF	Concrete

Please remember:

Every exterior modification must meet established ARB application and approval requirements, regardless of whether modification or replacement material has been approved in concept in the past. Also, MVF does not take responsibility regarding claims and services advertised in the *Montgomery Village News*.

HOMES CORPORATIONS

HOMES CORPORATIONS & CONDOMINIUM ASSOCIATIONS

Homes corporation and condominium association articles are provided by representatives or board members from the corporations and associations. The information and opinions provided within these articles do not necessarily reflect the views of the Montgomery Village Foundation, its Board of Directors, representatives or staff. Residents with specific questions or concerns about the information contained in these articles should contact their community manager or the author of the article.

STEDWICK SIGNALS

It's that time of year – again

by Wayne Rowland

PREPARING FOR WINTER

The weather last week reminded how fast the seasons change. We thought spring would never arrive this year, and it mostly didn't. We went from protracted winter to summer almost overnight. The "Old Farmer's Almanac" has October being above normal temperature with average precipitation and November below average for temperature and normal precipitation (mostly in the form of snow). That being said, there are things we can do around the house to prepare for winter and freezing temperatures. There are several quick and easy steps that you can perform that can help conserve time, energy and money.

- First, clean off debris from the roof and replace loose shingles. Ice and snow can weigh down branches, so inspect trees around your home and remove any branches that are hanging too close to the house.
- Pipes can freeze in extremely cold weather, which can cause them to rupture. Use an insulating pipe wrap on pipes to keep them functioning in freezing temperatures.
- The next step is to perform draft tests. Drafts can enter a house at a variety of locations. To identify trouble spots, wet your finger and move it along the area in question to feel for drafts, or you could use an incense stick; if the smoke does anything but go vertical you have a leak. Check wall joints, light fixtures, electrical outlets, window and door frames to interior walls, and plumbing penetrations. A quick fix is to

use weather-stripping to fill gaps and minimize air infiltration.

- Have your heating system checked by a heating professional before the cold weather sets in.
- Vacuum vents and replace furnace filters if needed. If you use a fireplace, have it inspected and cleaned for proper efficiency or unsafe conditions.
- Finally, insulate windows and doors. About 30 percent of a home's heat escapes through small cracks and holes around doors and windows. This can translate into a 50 to 75 percent increase in your fuel bills. An inexpensive and effective way to insulate is a roll-on window insulation kit, which is easy to install and covers your windows with a transparent film. Taking the time now to prepare for the cold can save you time and money when the weather becomes less than hospitable in the coming months.

If you have any questions or concerns about activity going on in Stedwick, contact our Stedwick Homes Corporation community management team at 240-243-2326, e-mail stedwickhc@mvf.org or consult your community website, www.stedwick.org. You may also share any concerns or ideas with your board at residents time at any of our meetings. Our next meeting is scheduled for 7:30 p.m. on Wednesday, Oct. 19 at Stedwick Community Center, 10401 Stedwick Road.

Stedwick Signals: for residents of Club Hill, Clusters of Stedwick I, II, III, Forest Brooke, Frenchton Place, Ridges of Stedwick and The Heights.

MIDDLE VILLAGE VOICE

Middle Village Community Day

by the Middle Village Board of Directors

Residents of Thomas Choice West and Clubside should plan to join your neighbors for fun, games, fellowship and food as we celebrate our Middle Village community! There will be activities for the kids, raffle prizes, food and an opportunity to learn more about Middle Village. Mark your calendar for Saturday, Oct. 22, from 11 a.m. to 1 p.m. on Ridgeline Drive.

BULK TRASH COLLECTION AVAILABLE ONCE A WEEK

Potomac Disposal, our trash collection vendor, will no longer collect our bulk trash. Do not place any bulk trash out for Potomac Disposal on Tuesdays or Fridays. Residents will be fined for placing bulk trash out on the wrong day.

The new vendor information along with detailed instructions will be mailed to you by the management company. Bulk trash collection will only be available once per week.

There is a \$25 reward for picture or video proof of violations to the trash policy that identifies the violators. Picture or video proof is required to collect a reward, and some restrictions apply. All reports will remain anonymous. Trash policy violations include, but are not limited to:

1. Placing trash out in plastic bags instead of a trash receptacle with a lid.
2. Trash/recycling out on inappropriate days/non-pickup days.
3. Placing trash out on common area spaces instead of in front of home.

Trash includes loose trash, bagged trash, trash in cans and bulk trash.

Log in at www3.senearthco.com to view or download the entire trash policy if you have an online account. Click "Community Information," then "Property Information" to view the current trash policy. Contact Shirley Umali at sumali@comsource.com if you

would like to register for a Sourcelink account.

2017 MIDDLE VILLAGE BUDGET APPROVED

The 2017 operating budget for the Middle Village community was approved by unanimous vote of the Middle Village Board of Directors at the September board meeting. The new budget will include a 10 percent increase in home owners association dues effective January 1, 2017.

PARKING

Any vehicle parked in Middle Village between the hours of 11 p.m. and 5 a.m. must have a valid 2016 parking permit properly displayed in the front windshield to avoid towing. Vehicles that do not properly display the 2016 parking permit will be towed at the vehicle owner's expense. Owner's whose vehicles are towed for violations of Middle Village parking rules are not eligible for reimbursement of any fees associated with towing. Please remember that 2016 parking permits will expire on December 31, 2016. Residents will be notified prior to that expiration date regarding distribution of 2017 parking permits.

SHOPPING CARTS

Shopping carts are being removed from the neighboring stores in the shopping center and being left in the Middle Village community. Do not remove any shopping carts from the shopping center—it is illegal. If you have shopping carts in your possession, return them to the shopping center.

SOURCELINK/ ACCOUNT ACCESS

Please contact Shirley Umali at sumali@comsource.com to create a Sourcelink account. Use Sourcelink to pay assessment balances quickly and easily if you are an owner. You can view your account information 24/7, and access community documents, including parking policies and architectural guidelines. You will also be able to receive updates on any new policies quickly via e-mail.

Landlords can provide online access to tenants by adding them as an additional user and setting permissions according to preference.

CONTACTING COMSOURCE


ComSource is our management company. If you have a comment or complaint, please include your name, address, phone number, location of issue/problem and specific details in your correspondence or when you are leaving a phone message for the property manager. Contact ComSource at 301-924-7355 or e-mail dmattthews@comsource.com or sumali@comsource.com.

The next MVHC board meeting is scheduled for 7 p.m. on Tuesday, Oct. 25 in the Thomas Choice Clubhouse, 19401 Brassie Place.

Middle Village Voice: for residents of Thomas Choice West and Clubside.

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HOMES CORPORATIONS

NORTHGATE NEWS

Brookridge courtyard project to begin

by the Northgate Board of Directors

The long-awaited courtyard improvement project in McKendree I (Brookridge Court) will commence on or about Monday, Oct. 17. The Montgomery County Department of Housing and Community Affairs (DHCA) is utilizing a federal block grant to enhance certain features within Brookridge.

Construction will involve the installation of trees, landscaping, lighting in the courtyard and parking areas, concrete sidewalks, drainage basins and electrical conduit work. Construction will be completed in approximately six months.

A letter from DHCA is being sent to all residents. A senior planner from DHCA will oversee the project.

The next phase will be in McKendree II, but no dates have been set for that work.

MORE TRASH INFO

Montgomery County requires that trash be stored in trash containers with tight fitting lids. This applies to both single-family houses and townhouses. Placing trash out in plastic bags or in open containers is causing a substantial litter and trash problem in Northgate. Foxes, birds and other varmints are ripping bags and tipping open containers. Please do your part by properly storing your trash!

The Home Depot has 32-gallon trash cans with lids that cost \$13 to \$15, depending on

whether or not the can has wheels. Please take advantage of the reasonable prices, and always place your trash out in a lidded container.

The board is asking that if you see a resident putting out regular or bulk trash other than on the evening before pickup (or early on the pickup day), please report it to northgateHC@comsource.com. You will remain anonymous. There continues to be a dumping issue in certain neighborhoods and we need your help to resolve it.

Trash pickup in The Points and Overlea is on Mondays and Thursdays. Every other subdivision has pickups on Tuesdays and Fridays. Both regular and bulk trash should be placed out the evening before pickup.

If you need a bulk trash pickup, please place your items out on the following schedule:

Thursdays: Overlea and The Points

Fridays: Apple Ridge, Dorsey's Regard, McKendree I & II, Shadow Oak and Williams Range.

LEAF REMOVAL

Precise dates for leaf removal have not been set yet. Please watch this column for information and for signs at the entrance to your particular subdivision

Northgate News: for residents of Apple Ridge, Dorsey's Regard, McKendree I & II, Overlea, The Points, Shadow Oak and Williams Range.

WHETSTONE WATCH

What's new in Whetstone

by the Whetstone Board of Directors

PROFESSIONAL CENTER

The September board meeting was packed to hear MVF EVP Dave Humpton speak on the proposed covenant changes for the Professional Center. The current owner of the property is seeking to clarify what uses can be made of the property with the new CRT zoning, in hopes of attracting interest from developers. Community input is a very important part of this process.

It was reported that the Professional Center will be completely empty within six months, but that no redevelopment can begin until the MVF Board decides on the proposed amendments to the covenant. The Whetstone Homes Corporation (WHC) board has been studying the updates carefully and has provided feedback to the MVF Board.

Residents at Thursday night's meeting also provided feedback and valuable insights to Mr. Humpton. A decision by the MVF Board is expected soon as to what changes will be approved.

At a committee meeting held a few days before the WHC board meeting, residents came to share their views on possible uses for the site. They voiced support for 24 of 48 possible options, most heavily weighted toward residential use (upscale single-family, townhouse, condominiums and apartments) with small scale retail. This information will be shared with the MVF Board, which includes four Whetstone residents—Pete Young, John Driscoll, Laura Franke and Jim Marsh. If you know them, you may wish to respectfully convey your views as well.

VOTE FOR WHETSTONE

All returned ballots were counted on September 16 and the results are in. A total of 320 ballots were returned, of which five were disqualified for non-payment of dues, lack of signature or received after the deadline. No amendment reached the required number of "Yes" votes, so all amendments failed to pass. See the table at right for specific results.

On the question of the Dock, neither option (do nothing or dock only) received sufficient support,

although among people who voted, twice as many people voted for keeping the dock versus doing nothing. The board will consider this input when deciding what to rebuild at the North Dock location once the county has completed work on Lake Whetstone.

SECOND BALLOT

The Whetstone Board of Directors would like to thank everyone who helped with the amendment process. Since the results show that a majority of residents supported banning Adult Medical Daycare facilities, as well as lowering the quorum level for amendments, the board authorized a second ballot for those two questions. The board hopes that everyone who voted in the first round will vote again. The board has specific plans on how to garner the additional 65 votes needed to pass these amendments.

LAKE WHETSTONE RISER WORK

Montgomery County has hired a contractor for the repairs to the Lake Whetstone riser, the house-shaped outfall structure. The lake will be lowered 3 to 4 feet. We are told that some parts of the lake will be fenced off. The North Dock asphalt parking lot and access road will be used as the staging area for this repair.

Residents can also expect to see some construction equipment and personnel in the grassy area between Freestate and Canal roads within the next six months. In conjunction with the riser repair project, the Montgomery County Department of Environmental Protection (DEP) will be performing shoreline remediation in this area. We are pleased to have this work done at no cost to Whetstone. Any damage to Whetstone property will be repaired.

NEW BOARD MEMBER

The board would like to welcome Ben Burrell as our newest member. He fills the

spot vacated by Chris Carew. Ben will complete Chris' term which ends in March 2018.

PARKING SITUATION ON WHETSTONE DRIVE/CIRCLE

The towing signs for the Whetstone entrances that did not have them have arrived and will be posted within the next seven days (weather permitting). These signs are required by Montgomery County to tow vehicles that are parked illegally in our community as defined by Montgomery County regulations. Please note that these signs do not prohibit people living outside our community from parking on Whetstone streets.

The board also discussed the perilous parking situation along Whetstone Circle when cars are parked on both sides of the street. When this happens, the road is so narrow that emergency vehicles are not able to drive down the circle. The board is asking all residents who park on Whetstone Circle to be aware of this fact and to not park across from another car.

WHETSTONE WEBSITE

The Montgomery Village Foundation has updated the MVF and HOA websites to make them easier to use. One consequence of this change is that all residents will now need a login ID and password to access the Whetstone HOA site.

Whetstone HOA website is packed with lots of helpful information about our community. If you have any questions about our community, you can often find the information on our website. To get there, navigate to www.montgomeryvillage.com and click on the "Communities," "Village Communities," menu item. Then select "Whetstone" from the list of communities.

Whetstone Watch: for residents of The Courts, Goshenside, Lakeside and the Ridges of Whetstone.

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	Total Valid Votes	315	Rejected	5	
	Total Possible Ballots	447			
	Amendment 1	Amendment 2	Amendment 3	Amendment 4	Amendment 5
	No Medical Day Care	Change Quorum	1% Increase	Remove Assets	Allow Trucks
For	246	242	182	191	173
Against	62	65	127	111	133
Did Not Vote/Disqualified	7	8	6	13	9
Total Votes Received	315	315	315	315	315
Rejected	5	5	5	5	5
No Ballot Received	127	127	127	127	127
Total Residents	447	447	447	447	447
% For (Votes Received)	78%	77%	58%	61%	55%
% For (Total Residents)	55%	54%	41%	43%	39%
Pass/Fail	FAIL	FAIL	FAIL	FAIL	FAIL
Votes Need to Pass	298	298	206	298	298
Quorum Needed	298	298	268	298	298

HOMES CORPORATIONS

NORTH VILLAGE VIEW

North Village 2017 Budget

by the North Village Board of Directors

Our North Village Homes Corporation (NVHC) budget season began on August 4 with nearly the entire board present for our annual budget meeting. At the August 18 meeting, the board approved the following budget for publication, in preparation for a final vote at the Thursday, Nov. 17 meeting. The accompanying table provides a brief summary of the draft budget for 2017, and the corresponding assessment the NVHC board proposes for 2017.

greenspace maintenance and leaf pickup have been satisfactory, we have deficiencies in snow removal and in decorative landscaping. Typically, as in our case, snow removal is part of the landscaping contract. We are assessing possible alternatives. We included funding for both spring and fall fertilization/seeding. We increased our tree removal budget yet again as more trees have died and aging trees need to be removed for safety reasons. Because we were hit with a budget-busting set of storms

ing most at 2016 budgeted amounts or lower. Fortunately, receivables balances have been dropping somewhat which should enable a reduced bad debt expense. Our management fee will increase by 2.5 percent in 2017 and 2018.

The Montgomery County Water Quality Protection Charge continues to be lower than it was prior to the state's reduction in the "rain tax" in 2015. Our streets are now exempt from the tax on impervious services, as county-owned streets are.

Comparison of Proposed NVHC Budget for 2017 with Prior Years

	2017 Draft Budget	2016 Budget	2015 Actual
Operating Costs			
• Maintenance	\$203,400	\$191,000	\$192,527
Security	60,000	60,000	30,831
Trash	56,500	55,000	53,530
• Total Security and Trash	116,500	115,000	84,361
• Non-Maintenance	162,288	171,150	136,111
Total Operating Costs	\$482,188	\$477,150	\$412,999
Contribution to Reserves	132,000	130,000	125,000
Total Expenditures	\$614,188	\$607,150	\$537,999
Annual Assessment	\$691.65	\$683.73	\$644.34
Quarterly Assessment	\$172.91	\$170.93	\$161.09

The proposed assessment on each of the 888 homes in the NVHC community represents less than a 1.2 percent increase from 2016. We are working hard to hold contractors to increases of 2 percent or less. Our budgeted expenditures, over time, except for trash and security, are limited to the change in the Consumer Price Index for "Urban Consumers — All Items" for the greater Washington — Baltimore Metropolitan Area. This increase was 1.2 percent the past year, the same increase we propose in our total assessment.

BUDGET ANALYSIS

For those of you interested in more budget detail, the following information about the budget process and components of the summary categories may be helpful.

Maintenance costs are the largest part of the budget and landscaping is most of that. We are re-evaluating our landscaping needs. Although basic

again in early 2016 we have increased our snow budget.

We continue to evaluate our security needs. Our costs increased tremendously with our new contractor, US Security. We are considering how we can get more value for the amount we are paying by reworking the contract. Our contract costs for trash collection by Potomac Disposal have remained very stable the last several years but Potomac has indicated they need to raise their rates to meet the new minimum wage. Furthermore, a number of residents fail to dispose of trash properly, particularly large bulk items. As a result, we incur extra costs for bulk trash pickups.

Non-maintenance costs include our management contract with Montgomery Village Foundation (MVF), as well as audit and legal, insurance, postage and printing and bad debt expenses. They also include costs of electricity for street lighting. We are keep-

The planned contribution to Capital Reserves for 2017 of \$132,000 is a small increase over 2016 but consistent with recommendations of our 2015 Reserve Study. Following the major roadwork project in 2015 and a number of smaller projects in 2015 and 2016, we do not plan major capital improvements in 2017.

We encourage residents to comment on the proposed budget. Please provide questions or comments to Community Manager April Steward at 240-243-2344, or e-mail asteward@mvf.org before our next scheduled board meeting at 7 p.m. on Thursday, Nov. 17 in the North Creek Board Room, 20125 Arrowhead Road, or plan to attend residents time at the November meeting. Residents time begins at 7 p.m.

North Village View: for residents of Essex Place, Highland Hall, McRory, Perry Place, Picton, Pleasant Ridge and Salem's Grant.

SOUTH VILLAGE SCENES

Fall has arrived

by the South Village Board of Directors

Now that fall has arrived, residents are reminded to clear the leaves from their yards and put them in Montgomery County-approved yard waste bags. They can be purchased at The Home Depot or local grocery stores. Bags may be placed out the day of recycling, in accordance with Montgomery County ordinance. The hired maintenance contractor will be clearing leaves from community property throughout the season, beginning Monday, Nov. 7.

New, current fire lane signs have been ordered and will be replaced throughout the community.

The South Village Board of Directors approved repainting of the fire lanes and tic marks in The Hamptons, which will be completed at the end of October.

Residents are reminded that

trash is not to be disposed of on community property. When identifiable, residents violating the South Village Trash Policy may be fined and will be charged for the removal. Bulk trash pickup may be scheduled through the trash company, Potomac Disposal by calling 301-294-9700. Storage of bulk trash on private property is a violation of the South Village Trash Storage Policy.

To view all South Village policies, residents can log on www.montgomeryvillage.com and access their resident dashboard. Access to the dashboard requires signing up for a free homeowner account. Click the "Join/Login" link in the upper right hand corner of the page and follow the registration instructions.

South Village Scenes: for residents of Center Stage, Dockside, Grover's Forge, Hamptons, Millrace, Nathan's Hill and Walker's Choice.

Rental Facilities in the Village

Looking for space to hold your party, celebration or sports practice? Look no further than Lake Marion or North Creek community center. Since the Montgomery Village Foundation (MVF) Board of Directors updated the policy, now Village Designated Users and Non-designated users who live in Center Court, Horizon Run, Park Place I and II, Center Stage, Walkers Choice, Thomas Choice Condo, Thomas Choice West, Thomas Choice Gardens, Normandie I and II, Heron's Cove, Christopher Court and Breckenridge can all also rent these centers for their non-alcoholic private parties or functions.

Lake Marion Community Center, 8821 East Village Avenue, has a wood-floored room that can be rented for parties with a maximum capacity of 85 people. There also is a full-size gymnasium available for rent at Lake Marion. North Creek Community Center, 20125 Arrowhead Road, is a tile-floored L-shaped room that may be divided into two smaller rooms, with a maximum capacity of 125 people.

MVF is currently accepting rental requests for functions to be held through December 2016. Fees for these facilities begin at \$50 per hour (designated users) and \$75 per hour (non-designated users) and require a \$250 security deposit. Requests must be submitted at least three weeks in advance. Potential renters can obtain a copy of the "Procedures on the Private Use of Facilities" and the "Private Rental Request Form" at the MVF Office, 10120 Apple Ridge Road, or online at www.montgomeryvillage.com. Please remember that all functions must be non-alcoholic and that the renter must be present the entire length of the rental.

For more information, please contact Lauren Hydorn at 240-243-2361 or e-mail lhydorn@mvf.org.

Please note: When pools are open, there is a maximum of 75 people allowed per rental.



HOMES CORPORATIONS

HOMES CORPORATION CALL FOR CANDIDATES

Volunteers needed for homes corporation boards of directors

Each year, the Village homes corporations seek candidates for election to their boards of directors. Interested residents are invited to submit applications for candidacy to the Nominating Committee of their local homes corporation.

Directors of homes corporations are responsible for setting assessments and managing the maintenance of all open spaces, streets, paths and lights that belong to the individual homes corporation.

Basic qualifications for board membership are time and interest, but whatever other knowledge, training, skills or experience one has will almost certainly be used in some capacity.

1. According to the documents, a candidate is not required to be a resident of Montgomery Village, except in Whetstone Homes Corporation and North Village Homes Corporation, where the candidate is required to be a resident homeowner. However, resident candidates must be in good standing with the

Montgomery Village Foundation and their respective homes corporation with regard to covenants and policies and must be current in all assessment payments. In several cases, the Nominating Committee is given the authority to determine which of the nominees will be on the final slate of candidates.

2. To apply for candidacy, a prepared statement of the applicant's qualifications and interests must be delivered to any member of the Nominating Committee or to the Montgomery Village Foundation Office, 10120 Apple Ridge Road, no later than 5 p.m. on the closing dates stated in the box.

3. A candidate may be solicited or may volunteer. A resident nominating another resident must secure his/her written consent.

4. The number of candidates is unlimited.

5. All nominees will be requested to submit a single page (typewritten, double spaced) statement, which will be reproduced in the December, January or February issue of the *Village News* and will be sent to all voters along with the ballots (standard form will be supplied to board nominees).

6. Also, per a new Montgomery County Law, effective January 1, 2016, if elected, candidates must participate in a Montgomery County Commission on Common Ownership Communities (CCOC)-approved board member training class, to be scheduled and completed within 90 days of the start of their term of service.

Ballots will be mailed to the electorate either in December, January or February, depending on the specific corporation's election calendar.

In addition to electing directors, each homes corporation also elects a representative and an alternate representative to the MVF for one-year terms. Suggested names for the position will appear on the ballots.

Each board of directors consists of nine directors who serve three-year terms. The terms are staggered, creating three vacancies every year.

Note: While the word count for candidates' statements varies among homes corporations (check with your community manager), the word count for candidates' statements for the Montgomery Village News must not exceed 200 words per candidate. To view Village News guidelines, visit www.montgomeryvillage.com, select "MVF," select "MVF Policies," choose "Communications Policies" and then "Village News Editorial and Submissions Policy" (see #4 under Homes Corporations/Condominium Associations).

HOMES CORPORATION BUDGETS

HOMES CORPORATIONS - 2016 & 2017 BUDGET INFORMATION								
Homes Corporation	Year	Income	Administration & General Expenss	Utilities (Included in Admin)	Maintenance	Reserves/Capital Expenses Contrib.	Number of Units	Annual Proposed Assessment including trash
East Village	2017	801,272.00	286,545.00	32,000.00	353,128.00	183,999.00	1389	\$576.87
	2016	774,284.00	279,780.00	34,000.00	357,572.00	161,129.00	1389	\$557.44
Eastgate	2017	300,311.00	114,998.00	12,000.00	141,250.00	44,063.00	443	\$653.07
	2016	301,060.00	112,631.00	12,000.00	134,500.00	53,929.00	443	\$639.64
Maryland Place	2017	162,630.00	75,141.00	6,000.00	48,110.00	43,852.00	276	\$589.23
	2016	157,585.00	73,227.00	6,000.00	48,110.00	40,463.00	276	\$570.96
North Village*	2017	614,188.00	278,788.00	23,500.00	203,400.00	614,188.00	888	\$691.65
	2016	607,150.00	286,150.00	25,000.00	191,000.00	607,150.00	888	\$683.72
Patton Ridge*	2017	797,082.00	188,669.00	33,990.00	325,352.00	161,522.00	1072	743.55
	2016	781,453.00	186,130.00	33,990.00	297,477.00	162,105.00	1072	728.96
South Village*	2017	735,280.00	216,600.00	30,000.00	435,580.00	141,675.00	1010	\$728.00/\$832.00
	2016	735,280.00	211,811.00	30,000.00	440,370.00	141,675.00	1010	\$728.00/\$832.00
Stedwick*	2017	932,925.00	207,229.00	30,000.00	298,380.00	193,231.00	1260	\$740.42
	2016	936,707.00	216,864.00	30,000.00	395,480.00	191,536.00	1260	\$759.29
Whetstone	2017	540,440.00	110,685.00	4,500.00	196,500.00	279,635.00	447	\$1,216.15
	2016	484,431.00	100,270.00	4,500.00	173,554.00	239,111.00	447	\$1,083.74

*Includes private security

SHARE YOUR GOOD NEWS WITH THE VILLAGE

Send your birth, engagement or wedding announcements, achievements or other good news to mvnews@mvf.org or complete the Milestones form online at www.montgomeryvillage.com.

SCHOOL NEWS

Watkins Mill High School Booster Club citrus sale

This fall, the Watkins Mill High School (WMHS) Booster Club is sponsoring a Citrus Sale to raise funds that support sports programs at WMHS. Through Florida Indian River Groves, residents can order a variety of oranges, grapefruit or orange juice. Orders can be placed online and delivered either to WMHS for pickup, or directly to you.

To view the selection of fruit available and/or place an order, visit www.floridaindianrivergroves.com/ecommerce/172602 by Wednesday, Oct. 26. Delivery to WMHS will be during the week of November 14, and you will be notified of the exact delivery date for pickup.

Please consider supporting the WMHS Booster Club with this healthy fundraiser! For more information, call Dick Campbell at 301-580-4932 or e-mail WMHSCitrusSale@gmail.com.



Local Catholic School offers unique approach to education

Mary of Nazareth School, a Blue Ribbon School of Excellence, offers upper-Montgomery County families an alternative approach to education that is innovative, affordable and inclusive. Serving children in pre-kindergarten through eighth grade, Mary of Nazareth (MoN) School features a unique curriculum that prioritizes educating the whole child.

This perspective on education draws from the school's foundation in the Catholic faith, with the understanding that social, emotional, physical, spiritual and intellectual development are integral to ensuring that children achieve their full potential. Emphasis is placed on providing instruction in core academic areas

within the framework of a school-wide virtue program.

Each month is dedicated to a specific virtue and aligned to an overarching theme for the entire school year. This year's theme, "Walk Together and Take Care of One Another," is carried out through virtues such as mercy, charity, harmony and courage, among others. Daily instruction reinforces the importance of social concern, community service and personal responsibility.

New parent, Mr. Darrin Keith, says of his experience, "Our family came to Mary of Nazareth in the middle of last year after a disappointing experience with our local school. From the moment we first visited MoN, we were overwhelmed with kindness and

warm welcomes. In addition to the vast academic resources at MoN, we are so impressed with the importance placed on shaping each child's character. My children are receiving the best education and they are also learning how to be great citizens of our society."

Upper-Montgomery County residents are invited to learn more about Mary of Nazareth's award winning, academic program during an Open House, scheduled for from 9 to 11 a.m. on Wednesday, Oct. 12.

Mary of Nazareth School is located at 14131 Seneca Road, Darnestown. For more information, call 301-869-0940 or visit www.maryofnazareth.org.



MONTGOMERY VILLAGE

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MV Kids Page TODAY!

MV Kids Learn About Nuts

A nut is actually a fruit that has a hard shell and a seed, which is usually edible. Nuts are a healthy snack full of protein, antioxidants, vitamins and minerals. Nuts are also used in cooking and baking, but many people are allergic to them, so be careful.



www.nuts.com

Conkers



The nut of the horse-chestnut tree is called a conker in the British Isles. Conkers are not edible because they contain toxic glucoside aesculin. They are used in a children’s game, known as conkers, where the nuts are threaded onto a strong cord and then each player attempts to break their opponent’s conker by hitting it with their own.



You Can Grow Peanuts

Peanuts grow in soil and have a long growing season. Fill a large, four-inch-deep plastic container with moist potting soil. Shell four fresh unroasted peanuts and place them on top of the soil; then cover with one inch of soil. Plants will sprout quickly. Transplant seedlings outside or keep them in the pot. When the plants are six inches high, loosen the soil with a gardening fork. Then, cover them with two inches of mulch, straw or grass clippings. Small, yellow, pea-like flowers will develop along the lower part of the stem. After the flowers fade, the pegs will start to grow toward the ground, and then push into the soil. Water the plant and let it continue to grow for about 3 months. When the plant yellows, dig out the entire plant with a gardening fork, carefully shake off most of the soil, and then hang to dry indoors for about a month. Pick the peanuts and bake in an oven at 350° F for 20 minutes. Cool and enjoy your harvest!



www.almanac.com

www.wikipedia.com



RECREATION

Pumpkin Treat Contest

If racing pumpkins is not your thing, try baking with them! This contestant friendly event has two rules: entries must contain pumpkin in the recipe and be a homemade baked item. Courageous participants in two age categories, (15 and under or 16 and older) will compete for the "gold" medal and recognition at the Great Pumpkin Race and Fall Festival.

Entries must be brought to North Creek Community Center, 20125 Arrowhead Road, between 10:30 and 11:30 a.m. on Saturday, Oct. 15. Entries will not be accepted any other time or place.

For more information or questions, contact Melanie Maggi at 240-243-2338 or e-mail mmaggi@mvf.org.



Families enjoyed a fun night out together at the Family Paint Party on Friday, Sept. 30! Led by instructor Sue Kay, participants put their twist on a design featuring hearts and flowers. Everyone left smiling with a great piece of art in hand!

Watercolor & Wine at Whetstone Dock

Join friends and neighbors for a new twist on our popular painting events! From 3 to 5 p.m. on Saturday, Oct. 22, experienced instructor Sue Kay will guide you step-by-step through this fun and easy painting with watercolors - no experience necessary! Each participant will leave with their very own masterpiece of a fall lake scene from Lake Whetstone Dock, 18701 Montgomery Village Avenue.

Class will be moved to Stedwick Community Center, 10401 Stedwick Road, in the case of bad weather. Cost is \$36/Resident or \$42/Non-resident and includes all supplies and two glasses of wine. Participants must be 21 or older to attend.

To register, call 301-948-0110 or visit www.montgomeryvillage.com. Pre-registration is required.

Soccer Shots

Soccer Shots is more than just soccer! We place a high emphasis on character development and strive to leave a lasting, positive impact on every child we serve. All sessions will be held at MVF Office Soccer Field, 10120 Apple Ridge Road.

Participants are broken into appropriate age categories to learn new skills:

Mini (2 and 3-year-olds) Through fun games, songs and positive reinforcement, children will begin to experience the joy of playing soccer and being active.

Classic (3 to 5-year-olds) Soccer Shots will introduce soccer using creative and imagina-

tive games, weekly sessions focus on basic soccer skills like dribbling, passing and shooting.

Premier (6 to 12-year-olds) Focusing on individual skill, fitness and sportsmanship, each session challenges kids through fun games and team competitions.

The second fall session is held on either Saturdays, Oct. 15 to Nov. 19 or Tuesdays, Oct. 18 to Nov. 15 at varying times (per age group). Sessions cost \$75/Resident and \$85/Non-resident.

For information or to register, call 240-243-2367 or visit www.montgomeryvillage.com.

Breakfast with Santa

Santa knows that breakfast is the most important meal of the day! Children (and accompanying adults) can enjoy a delicious cup of cocoa along with a continental breakfast with Santa from 9:30 to 11 a.m. on Saturday, Dec. 10 at North Creek Community Center, 20125 Arrowhead Road.

Other fun includes holiday crafts, a family photo op and

the chance to tell Santa what you're hoping for this holiday season! Children, ages 6 mo. to 8 yrs., will take home a photo of their visit. Space is limited and pre-registration is required. Cost is \$12/per resident child, \$17/per non-resident child and \$6 per adult.

To register, call 301-948-0110 or visit www.montgomeryvillage.com.

MV Community Band/Blue Notes wants you!

The Montgomery Village Community Band and the Montgomery Blue Notes Jazz Band are seeking percussionists of all kinds to join the fun! Additionally, there are openings for low brass and bassoon players to complete their instrumentation.

The MV Community Band meets on Wednesday evenings, and the Montgomery Blue Notes meets on the second and fourth Monday evening of each

month. Both groups meet at Stedwick Community Center, 10401 Stedwick Road.

In addition to regular rehearsals, the band regularly performs at MVF events including seasonal concerts, the MVF Summers at South Valley Park concert series, Falcons Landing, Sunrise Senior Living and other venues.

For more information, e-mail Band Director Steven Wampler at jazzwamp@gmail.com.



Register Online
www.montgomeryvillage.com

**Monday, Nov. 7 (4040.421)
& Tuesday, Nov. 8 (4040.422)
8:30 a.m. to 5 p.m.**

Lake Marion Community Center
8821 East Village Avenue



Enjoy a sampling of new and classic sports! Sports instruction includes, but is not limited to pickleball, volleyball, floor hockey and basketball. Please wear outdoor appropriate clothes and bring a non-perishable lunch. Register for one or both days!
Price per day: \$40/Resident, \$50/Non-resident



For more information or to register,
e-mail lhydorn@mvf.org or call 240-243-2361.

RECREATION

Racer kits available for The Great Pumpkin Race and Fall Festival

Be sure to get your Pumpkin Racer Kit to build your racer for the pumpkin race! Kits that include everything needed to build a Pumpkin Racer (pumpkin not included) can be purchased for \$15 at the MVF Office, 10120 Apple Ridge Road. For more information, call 240-243-2334 or e-mail jserlo@mvf.org.



Fastpitch Softball Clinic

Girls ages 7 to 15 will have the opportunity to learn the basic skills of fast pitch softball. This one day clinic is led by Jen Edwards and Jenn Shelhammer. Participants will develop the skills and fundamentals of throwing, catching fielding, hitting and pitching.

The clinic is scheduled from 1 to 5 p.m. on Sunday, Oct. 9 at Patsy Huson Ball Field, 20300 Fulks Farm Road. Pre-registration is required. Register online at www.montgomeryvillage.com or call 301-948-0110 for more information.



50km Swim Challenge

During the summer months, residents were challenged to swim or walk 50km in Village pools to celebrate Montgomery Village's 50th Anniversary. This event ran from the Stedwick Pool opening on May 21 until the end of the pool season on September 25. Several residents took on the challenge.

Lee Berkovits was the first resident to complete the challenge at the Watkins Mill Pool in June; 28 other residents also finished. Other residents who visit our pools and swim or walk laps on a daily basis, year after year, followed suit and finished soon after. Some residents took on the challenge early in the season, and others started as late as August. Two residents finished on the very last day. We even had a participant who returned to the pools to finish the challenge after a bike accident using only one arm while swimming.

Regular pool patrons told staff that they liked the idea even if they personally didn't think they would finish the whole 50km. Having the log and seeing daily progress kept participants motivated, made them visit pools more often, lose a few pounds and swim a few more laps that they normally would.

As part of the challenge residents had to swim at least once at each of the seven MVF pools. Residents explored pools they have never been to or have not been to for years, and some found new favorite locations to swim at. Others opted to swim almost the entire 50km at one location and hit all the other pools in one day to swim a lap at each and qualify for the limited edition towel. Congratulations to all those who attempted and finished the challenge!



Holiday Craft Bazaar

4045.401

Saturday, Nov. 5

9 a.m. to 2 p.m.

Lake Marion Community Center
8821 East Village Avenue

FREE ADMISSION for shoppers
\$40/table for Village residents
\$45/table for non-residents

Electricity is available at selected tables for an additional \$5.





FREE!
HALLOWEEN
CONCERT

Sunday, Oct. 30 | 3 p.m.

Lake Marion Community Center
8821 East Village Avenue

Be sure to wear your costume!

Facebook icon Twitter icon

COMMUNITY BAND
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Musical selections include:
Who's That Masked Man, Symphonie Fantastique, The Cave You Fear, Transylvania Fanfare and Cave of the Wind

performed by
the Montgomery Village Community Band
under the direction of Steven Wampler

For more information call 301-948-0110 or visit www.montgomeryvillage.com.



For more information or to register, visit
www.montgomeryvillage.com or call 240-243-2361.

ADVERTISE in the *Village News*
Call 240-243-2359 or e-mail hbenitez@mvf.org

RECREATION

Disguise a Pumpkin Contest

Let your creativity loose and use your noodle to help camouflage our pumpkin so he can escape being turned into pie! Color or glue your disguise directly on our pumpkin template or cut the template out to create a scene on a larger paper. Disguised Pumpkins will be judged by age and ribbons will be awarded to the 1st, 2nd and 3rd place winners in each category. Age groups are 5 to 9-year-olds, 10 to 14-year-olds and 15 and older. Pumpkin templates can be downloaded at www.montgomeryvillage.com or picked up at the MVF Office. Entrants must print their name, address, phone number, age, grade and school on the back of the poster.

Check out the examples below and see how crafty YOU can get.

Submit your disguised pumpkin by 5 p.m. on Thursday, Oct. 20 to the MVF Office, 10120 Apple Ridge Road, Attn. Disguised Pumpkin.

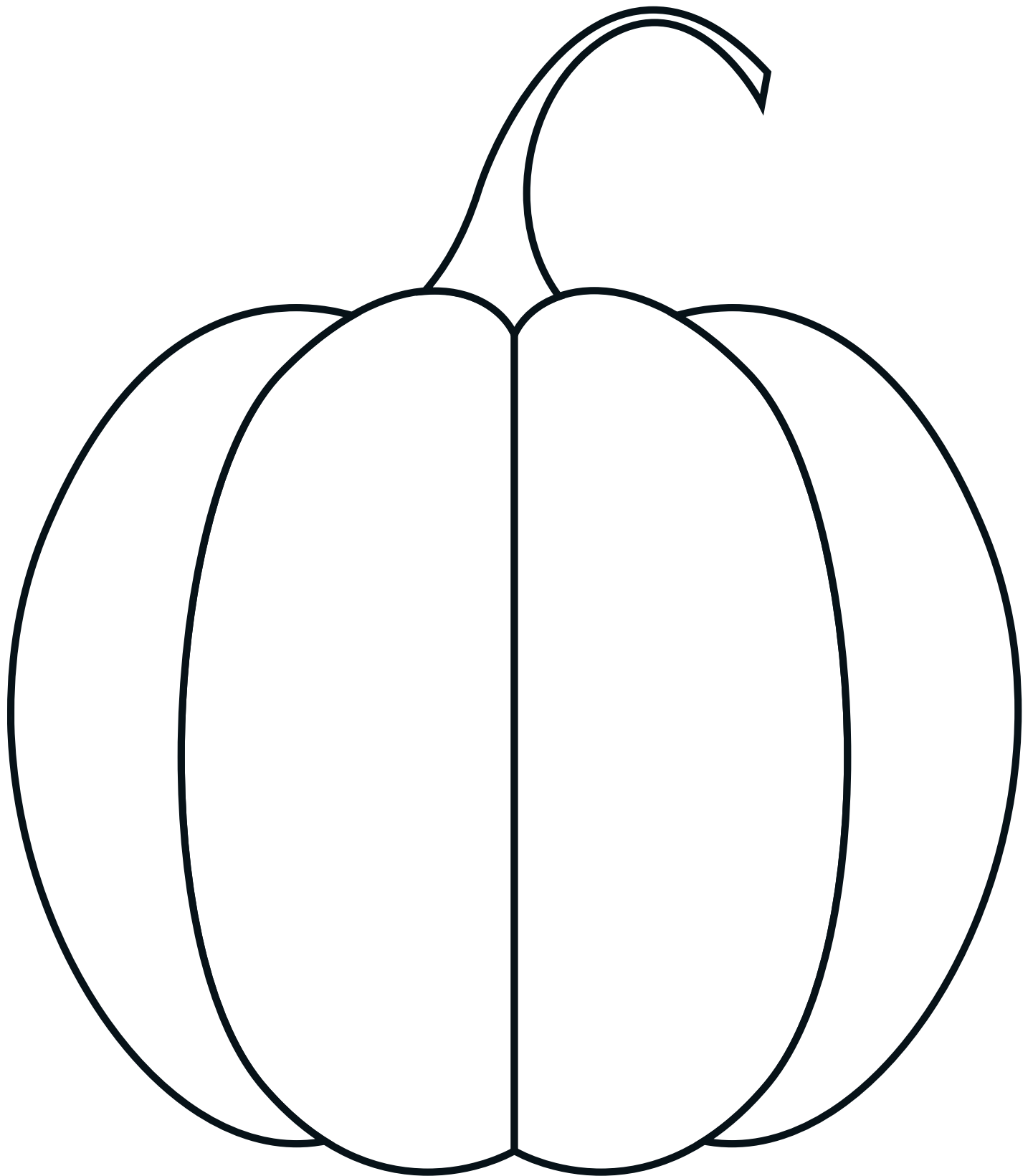
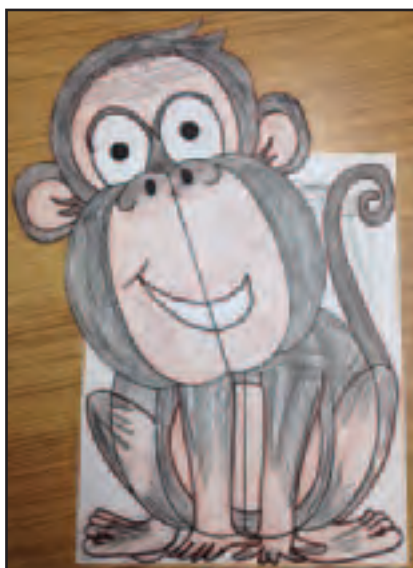
Example 1



Example 2



Example 3



Winners will be announced at Halloween Hoopla and in the Nov. 4 issue of the *Village News*.

MV SENIORS

seniors
in

action

Mondays, Tuesdays,
Wednesdays, Thursdays and
select Fridays!

Stedwick Community Center
10401 Stedwick Road

\$20/Resident
\$40/Non-resident

FALL SESSION

through Dec. 16 (no meeting Nov. 23 or Nov. 24)



Fall Trip
After counting up the votes, our next trip will be to the National Museum of African American History & Culture in Washington, D.C. We are scheduled to visit the museum on Wednesday, Nov. 16. Please stay tuned for additional information.



Potluck and Guest Speaker
Join Seniors in Actions the last Wednesday of every month for a potluck lunch and informational guest speaker. Previous topics have included: how to downsize, memory strategies and home safety. Bring your favorite dish to share and learn information on various topics! This month's speakers are a variety of community healthcare specialists! See you at our next potluck on Wednesday, Oct. 26.












Birthday Celebration
Happy Birthday to all our fall members! We will be celebrating these birthdays on Wednesday, Dec. 14 at noon!



SiA's Potluck/Birthday Celebration on September 28 and a recent Arts & Crafts project!



Calendar

MONDAY	
	Arts and Crafts 10 a.m. to noon Artists of all skill levels will enjoy the wide variety of projects this workshop has to offer. Oct. 10: Great Pumpkin Race Pumpkin Design: Work together to create and decorate the pumpkin representing SiA members in the Great Pumpkin Race on Saturday, Oct. 15!
	Pickleball 10 a.m. to noon Join Pickleball enthusiasts for fun on the court playing this sport that combines tennis, badminton and ping-pong! Limited equipment available for use.
	Book Discussion Group 10 to 11 a.m. - third Monday each month Oct. 17: "Caleb's Crossing" by Geraldine Brooks Nov. 21: "Down and Out in Paris and London" by George Orwell Dec. 19: "Rogue Lawyer" by John Grisham
TUESDAY	
	Light Cardio Workout 9 to 10 a.m. Work out with exercise videos, light weights and resistance bands.
	Seated Tai Chi Noon to 12:50 p.m. Instructor Marcy takes you through the low impact movements of Tai Chi.
WEDNESDAY	
	SiA Games / Social Hour 10 a.m. to 1 p.m. Enjoy a variety of card and board games, conversation and refreshments.
THURSDAY	
	Light Cardio Workout 9 to 10 a.m. Work out with exercise videos, light weights and resistance bands.
	SiA Games / Social Hour Take 2 10:15 a.m. to 12:30 p.m. Games, socializing and table tennis with your friends.
FRIDAY	
	Bingo & Brown Bag Lunch Noon to 2 p.m. second Friday each month Bring a lunch (beverages will be provided) and play bingo with friends. Members may bring friends and family to join in the fun. Oct. 14 Free for members, \$2/Non-member

The Seniors in Action program offers convenient and affordable activities to seniors 55 years and older, Monday through Friday. For more details on any Seniors in Action activity, contact Alex Alcon at 240-243-2314 or e-mail aalcon@mvf.org.

REGISTRATION — Not a member of Seniors in Action? Sign up today at any SiA program, the MVF Office, 10120 Apple Ridge Road, or online at www.montgomeryvillage.com today!

AT YOUR LEISURE

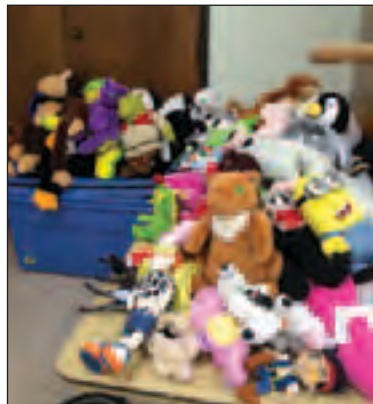
Fall Children's Treasure Sale

Covenant United Methodist Church (CUMC) is hosting a fall children's sale, scheduled from 8 a.m. to 1 p.m. on Saturday, Oct. 15, featuring children's items appropriate from birth through second grade.

Items will on display in the

fellowship hall. Popular past items have been baby clothing, toys, books, high chairs, cribs, strollers, bouncy seats, bikes and more! Proceeds of the sale will benefit the CUMC Terrific Two's Preschool Educational Program.

Covenant United Methodist Church is located at 20301 Pleasant Ridge Road. For more information, call 301-926-8920 or visit www.covenant-umc.org.



photos submitted by Marcia Pitts

Kensington Fall Colors and Holiday Lights walk

The Seneca Valley Sugarloafers Volksmarch Club is sponsoring a seasonal, self-guided Kensington Fall Colors and Holiday Lights walk from Monday, Oct. 17 through Friday, Dec. 30. The trails are two 10km loops and two 5km loops that take walkers through Historic Kensington, Howard Avenue Antique Row and to the Mormon Temple Visitor's Center to view annual holiday light decorations and displays in December. The trails also include a walk through Garrett Park and along Rock Creek Park's hiker/biker trail to enjoy the fall foliage as well. Trails are on sidewalks, paved roadway shoulders and asphalt hiker/biker trail. It is suitable for strollers but wheelchairs may encounter difficulty.

Participants must register for the walk at the "Start Box"

at the customer service desk at Safeway, 10541 Connecticut Avenue, Kensington. The trail can be walked alone during the day. If walking during evening hours, walkers should go with a group for Holiday Lights in December and carry flashlights. When walking in the evening hours, be sure to wear reflective clothing.

The walk is free; Volksmarch credit is \$3. Restrooms are available in the Safeway, Mormon Temple Visitor's Center and Garrett Park Town Hall. Pets are allowed but must be leashed at all times during the walk; walkers must clean up after their pets. Pets are not allowed in the shops, buildings or in the Mormon Temple Visitor's Center.

For more information, contact Maribeth Evans at 301-946-5496 or e-mail gammie0612@verizon.net.

AAUW presents U.S. Navy Master Chief

U.S. Navy Master Chief Alma Robinson, from Walter Reed National Military Center of Excellence, who has also served in Iraq, Kuwait and the Western Pacific, will speak on the "Experience of Women in the Military; Their Status Today and in the Future."

Her program is presented by the Gaithersburg Branch of the American Association of University Women (AAUW) on Tuesday, Oct. 18. The meeting begins at 7 p.m. at the Gaithersburg Library, 18330 Montgomery Village Avenue, meeting room 2. Residents and guests are welcome to attend this free presentation. For more information, call 301-840-5443.



Holiday Marketplace

Do your holiday shopping early at the annual Holiday Marketplace at Covenant United Methodist Church, 20301 Pleasant Ridge Drive, scheduled from 10 a.m. to 3 p.m. on Saturday, Nov. 5.

Talented local artists and crafters will show and sell their handcrafted original work. Stoneware pottery, olive oil soaps and skin care products, customized beaded jewelry, pottery, baskets and photography are just a small sample of the many beautiful and unique items that will be available. Place

a bid on one or more of the 100+ Silent Auction items, theme baskets and gift cards.

The Holiday Marketplace experience would not be complete without a visit to The Emporium featuring unique gifts made by the Covenant Women's Group.

Stop by the Bake Sale and purchase some delicious home-made desserts and other items. Fifty percent of the proceeds will be used to support needy children, women, and families in our local community.

For more information, visit covenant-umc.org.



Family Services, Inc. presents the 4th Annual Halloween Hustle 5K & Fun Run on Saturday, Oct. 29 at 8:30 a.m. in the parking lot of the Montgomery Village Shopping Center (near Global Food). Costumes are encouraged, but not required.

The main objective of the Halloween Hustle is to promote an active lifestyle, and encourage families to spend quality time together and get involved in their community. The Halloween Hustle is focused less on ability and much more on just having fun with friends and family.

Immediately following the race, runners and spectators alike are invited to partake in a special "I Survived the Halloween Hus-

tle" awards ceremony and festivities. Special awards will be given for the Best Individual Adult Costume, Best Individual Children's Costume and Best Family/Group Costume. The festivities will include trick-or-treating at all vendor tables, a moon bounce, music, face painting, food and more!

To register, visit www.active.com/gaithersburg-md/running/distance-running-races/halloween-hustle-5k-2016.

Race day registration will also be available beginning at 7 a.m.

For sponsorship opportunities or more information, contact Erica Henze at 301-840-3225 or e-mail fsi5k@fs-inc.org. For information about Family Services, Inc., visit www.fs-inc.org.





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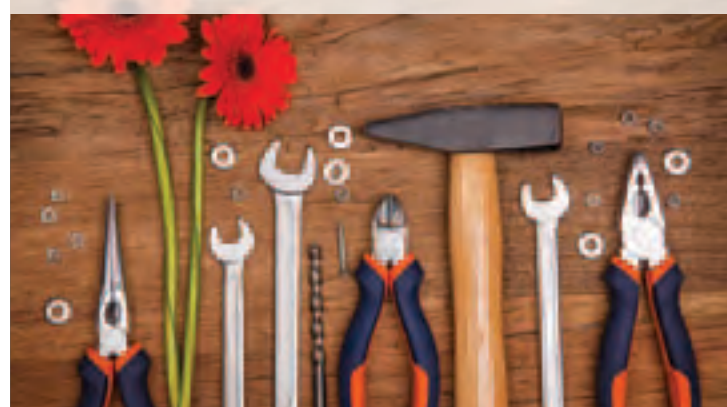
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To apply visit www.montgomeryvillage.com or send your résumé to hr@mvf.org. Montgomery Village Foundation is an Equal Opportunity Employer M/F/D/V

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| <input type="checkbox"/> Help Wanted | <input type="checkbox"/> Giveaway (<i>FREE to Village Residents</i>) |
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Payment **MUST** accompany Classified Advertising Order Form. Remit by charge card, cash or check made payable to the Montgomery Village Foundation.

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Just Listed!	New Price!	New Price!
 East Village \$549,900 Sophisticated Colonial!	 Laytonsville \$625,000 Inviting Rambler!	 Gaithersburg \$774,000 Delightful Colonial!
<p>Beautiful Colonial in Hickory Grove of East Village w/ over \$52K in updates & upgrades. Formal LR & DR, & 2-story family room w/ gas FP. Updated center isle kitchen w/ white cabinetry, granite counters, & SS appliances. 4 BR, 3.5 baths, & 2-car garage. Finished LL has a rec room w/ wet bar, fitness room, full bath, & storage room. Gated fenced backyard & deck to enjoy outdoors. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p>Custom Built Stone & Brick Rambler in Goshen Estates! 8 Bedrooms, 3.5 Baths, & 2-car Garage. Updated kitchen has 42" cabinetry & granite counters. 3-Season Sunroom opens onto deck. Fireplace/woodstove in LR & FR. Finished walk-out lower level has rec room, kitchenette, 5th BR, game room, full BA w/ sauna, den/potential 6th BR, & utility/storage rooms. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p>Elegant colonial in Cypress Run has over \$67K in upgrades & updates. 4 BR, 4.5 Baths, & 3-car garage. New Karastan carpet, new HDW floors & refinished HDW floors. Updated center isle kitchen w/ Q-quartz counters & SS appliances. Main level library, solarium, & morning room. Finished w/o LL has rec room, den, & full BA. New patio looks out on 3 acres. Home Warranty! Virtual Tour: HomesByAudrey.com</p>

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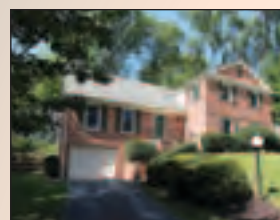
For Sale



WILLIAMS RANGE \$438,500

Wonderful "Fulford" model single family home w/fantastic improvements and beautiful views! 4 BR, 2 FBA, wood floors on 2 levels, renovated kitchen w/center island, new front door w/sidelights, finished basement w/huge recreation room, updated bathrooms & charming decor – features include:

granite counters, designer tile, Plantation shutters, Anderson sliding glass door, brick pavers, private master bedroom deck & more – incredible views of dedicated common area greenspace and wooded parkland.



WHETSTONE \$419,900

Renovated 5 BR, 3 full BA brick home. New kitchen w/granite and stainless appliances. New master BA and dressing area – new windows – freshly painted – gleaming hardwood floors – FR w/fireplace – new floors. Brick patio – BEAUTIFUL HOME!



THE HAMPTONS \$260,000

3-level contemporary style TH w/3 BR, 2.5 BA. Attached garage – refinished hardwood floors, new carpet, fresh paint – fireplace and wraparound balcony. Table space kitchen. MOVE IN READY.

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Under Contract



LAKESIDE of WHETSTONE \$530,000

Wonderful lake view! Huge brick home backing to Lake Whetstone – 4 BR, 3 Full BA, 2 Half BA – hardwood floors on 2 levels. 1st floor office, big LR w/wood-burning fireplace, Kitchen w/SubZero refrigerator, breakfast rm. & sunroom addition.



WHETSTONE \$415,000

Gorgeous 5 BR, 2.5 BA brick home w/upgrades & amenities – custom sunroom addition, 5th BR upstairs – new kit. w/stainless gas stove, refrigerator, microwave & dishwasher, Silestone counters & Amish-built moveable island & hutch – paver patio.



UNDER CONTRACT

THE HEIGHTS \$295,000

Contemporary split level 3 BR, 2.5 BA. Fresh paint and new carpet. 1/4 acre lot w/driveway. LR w/fireplace – eat-in kitchen – fin. walkout basement w/FR. INCREDIBLE VALUE!



UNDER CONTRACT

CENTER COURT \$139,900

Sought after ground-level condo w/fenced private patio – 1 BR, 1 BA, den, new carpet, fresh paint – table-space kitchen w/updated appliances, new counters & new floor – upgraded bathroom & great storage – move-in condition.

Sold



SOLD!

THE POINTS \$399,900

Contemporary SFH with 4 BR, 2.5 BA, 1st floor office/BR w/powder room, 2-car garage, FR w/woodburning fireplace & built-in cabinets – new appliances, granite counters in kitchen, hardwood floors, beautiful deck & finished basement.



SOLD!

STEDWICK \$399,900

Beautiful brick colonial w/basement garage on quiet tree-lined street – 5 BR, 2.5 BA – refinished hardwood floors, kit. has new cabinets & newer appliances – 1st level FR w/brick fireplace, 5th BR & laundry – lots of natural light – fin. basement.



SOLD!

HAMPTONS \$262,000

Stunning 3 BR, 2.5 BA, end unit garage TH w/hdwd floors & gorgeous decor – kit./FR combo. has gas fireplace, granite counters, breakfast bar, tile backsplash – fenced yard w/deck – garage.



SOLD!

FRENCHTON PLACE \$310,000

Renovated "Butler" model garage TH w/1st floor den – 3 BR, 2.5 BA – updated kitchen w/tile floor, granite counters, stainless appliances – built-in bookcases in LR & den – new ground level Trex deck.



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