

Montgomery Village News

Volume L, No. 9

December 4, 2020

www.montgomeryvillage.com



photo by Duncan Mullis

Although we weren't able to gather and celebrate the Village Tree Lighting with a visit from Santa and carols from the Watkins Mill choral group while sipping hot cocoa, the tree was lit on Wednesday, December 2 for all passersby to enjoy.

Village News to go quarterly in 2021

by Mike Conroy

Since March, Montgomery Village Foundation (MVF), like many companies, has been evaluating the impacts of COVID-19 on business operations, practices, personnel and budgets. During that time, the MVF Board and staff have worked hard to maintain as many services as possible for our residents. And with the exception of 3 months, printing and delivering the *Village News* has been part of that; thank you for your understanding and patience earlier this year.

On October 22, the MVF Board of Directors approved the MVF 2021 Operating Budget and assessment rates for homeowners in the Village.

This budget aimed to keep assessment rates flat (the same as 2020) and did so through savings in personnel, programs and operating procedures. One of those changes included the further reduction of printing of the *Village News*. As evidenced during the first few months of quarantine, more and more residents have turned to the website and social media for their news and information. As a result, the print readership, as well as the advertising revenue, continues to decrease, making it harder to justify continued print media in the same capacity.

Beginning in 2021, the

See VILLAGE NEWS page 8

2020 – A year in review

by Mike Conroy

Wow – what a year; certainly one like no other! While there are a lot of words that could be used to describe 2020 – unprecedented, virtual, Zoom, socially distant, telework, COVID, mask/face covering, change, etc. – the one I would choose for Montgomery Village would be adaptation. During the last nine months, there has been no shortage of change and adaptation to about every process we have become accustomed to. And while it was a challenge for the Montgomery Village Foundation (MVF) Board of Directors and staff to make those changes and move forward, Village residents adapted to the changes with ease and understanding. Thanks for your positive attitude among a lot of uncertainty.

So what happened, and how did we adapt? Near the end of March, the MVF Office was closed per the Governor's Executive Order. In the past, the office may have closed for a day or two for weather events, but no one expected three months of closure and many more months of adaptation. Business operations began to shift; about half the MVF staff worked remotely, keeping key functions available to residents, while other staff were furloughed.

At first, everything was curtailed – no playgrounds, no sports, no gatherings/groups over 10 people – and everyone adapted by wearing masks and remaining 6-feet apart. There was a sudden shift to purchase as many supplies as possible, including food, online. And for those who ventured to stores, there was the ever-present feeling of shopping cautiously and sharing the unsaid, confused look of "are we doing the right thing, the smart thing, by being here?" with other shoppers.

Many folks turned to Zoom and other online platforms to maintain social interactions, and for a society that generally thrives on technology, we all suddenly missed that daily, in-person part of the world. We sat idly by, watching and listening to elected officials and employers try to navigate the murkiest of waters and provide clear guidelines to "return to normal" or to what our "new normal" would be. Our children and teachers were thrown into a new world of virtual learning while we all adapted to the ever-changing protocols and safety measures.

After a few months, we adapted again when restrictions began to loosen. While MVF was still not able to hold

See YEAR IN REVIEW page 8

MVF's 8-week training program

Couch TO 5K

Weekly reminders that include: routes within the Village and a guide you to achieve your goal.

www.montgomeryvillage.com

MVF Soccer

Ages 3 to 5 9:20 to 10 a.m.
\$70/Resident, \$80/Non-resident

Ages 5 to 7 10 to 10:50 a.m.
\$80/Resident, \$90/Non-resident

Saturdays
Jan. 9 to Feb. 27

www.montgomeryvillage.com

Circuit Fuel

4020.140
Saturdays
Jan. 9 to Feb. 27
8:30 to 9:15 a.m.

Lake Marion Community Center, 8821 East Village Avenue

www.montgomeryvillage.com

LOOK INSIDE

A Thank You to our Volunteers



See pages 12 & 13

MVF election: Call for Candidates

See page 6

Adult fitness classes for this winter season



See pages 20 & 21

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Instagram: [@MontVillageMD](https://www.instagram.com/MontVillageMD)

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FOR MVF CLASSES
AND PROGRAMS.**

**[WWW.MONTGOMERY
VILLAGE.COM.](http://WWW.MONTGOMERYVILLAGE.COM)**



MVF MEETING AGENDAS

Note: Due to the current COVID-19 pandemic, all meetings will be conducted via audio/videoconference. Meeting packets will be posted on the MVF website, www.montgomeryvillage.com several days prior to the meeting with instructions for how to listen in or participate in Residents' Time.

MVF BOARD OF DIRECTORS

The MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Dec. 10 and Jan. 28, 2021. "Meet the Candidates" is from 7 to 7:30 p.m. prior to the January meeting.

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) meeting is scheduled for 7 p.m. on Wednesday, Jan. 6 and Feb. 3, 2021 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.

COMMUNICATIONS COMMITTEE

The Communications Committee meeting is scheduled for 7 p.m. on Wednesday, Feb. 3, 2021.

INVESTMENT COMMITTEE

The Investment Committee meeting is scheduled for 7 p.m. on Monday, Jan. 11, 2021. The agenda includes review of the 2020 Fourth Quarter MVF Investment Portfolio.

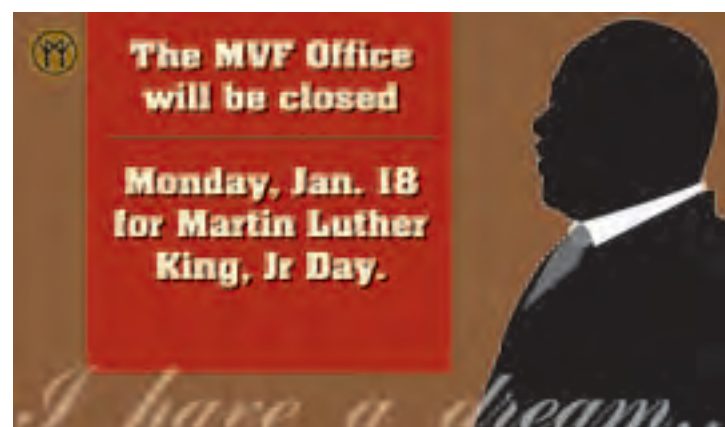
NOMINATING COMMITTEE

The Nominating Committee meeting is scheduled for 7 p.m. on Tuesday, Jan. 12, 2021. The committee will set the slate of candidates for the MVF Board of Directors election.

RECREATION COMMITTEE

The Recreation Committee meeting is scheduled for 7:30 p.m. on Monday, Dec. 7 and Feb. 1, 2021.

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

Notice: Due to the current COVID-19 pandemic, all MVF-managed board meetings will be conducted via audio/videoconference. Individuals desiring to attend a virtual board meeting may find the meeting agenda and instructions to attend the meeting on each community site on the MVF website under www.montgomeryvillage.com/communities/village-communities.

CENTER COURT CONDOMINIUM

The Center Court Condominium meeting is scheduled for 7 p.m. on Tuesday, Jan. 26, 2021.

CHRISTOPHER COURT LAND ASSOCIATION

The Christopher Court Land Association (CCLA) meeting is scheduled for 4:30 p.m. on Wednesday, Jan. 27, 2021.

EASTGATE

The Eastgate Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Jan. 12, 2021.

EAST VILLAGE

The East Village Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Jan. 19, 2021.

HORIZON RUN CONDOMINIUM

The Horizon Run Condominium meeting is scheduled for 7:30 p.m. on Monday, Jan. 25, 2021.

MARYLAND PLACE

The Maryland Place Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Jan. 20, 2021.

NORMANDIE-ON-THE-LAKE CONDOMINIUM

The Normandie-on-the-Lake Condominium (NOLI) meeting is scheduled for 7 p.m. on Thursday, Dec. 17.

NORTHGATE

The Northgate Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Jan. 12, 2021.

NORTH VILLAGE

The North Village Homes Corporation meeting is scheduled for 7 p.m. on Thursday, Jan. 21, 2021.

PATTON RIDGE

The Patton Ridge Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Jan. 26, 2021.

SOUTH VILLAGE

The South Village Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Jan. 27, 2021.

STEDWICK

The Stedwick Homes Corporation meeting is scheduled for 7:30 p.m. on Wednesday, Jan. 20, 2021.

THOMAS CHOICE CONDOMINIUM

The Thomas Choice Condominium meeting is scheduled for 7 p.m. on Monday, Jan. 11, 2021.

THOMAS CHOICE GARDENS CONDOMINIUM

The Thomas Choice Gardens Condominium meeting is scheduled for 6:30 p.m. on Tuesday, Dec. 15 and Jan. 19, 2021.

WHETSTONE

The Whetstone Homes Corporation meeting is scheduled for 7:30 p.m. on Thursday, Jan. 14, 2021.

Copy & Ad
DEADLINES

• NEXT
ISSUE

Friday, Feb 5

COPY:

E-MAILED OR ON DISK DUE:*

MONDAY, FEB. 1 AT 5 P.M.

**preferred method of receipt*

MAILED, FAXED OR TYPED DUE:

FRIDAY, JAN. 29 AT 5 P.M.

Attention writers:

Copy is gratefully accepted electronically!

E-mail text to: mvnews@mvf.org.

E-mail classifieds to classifieds@mvf.org.

See page 3 for more on how to contact us.

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

DISPLAY ADS:

DUE:

FRIDAY, JAN. 29 AT 5 P.M.



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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**24-HOUR MVF
EMERGENCY PHONE:**
301-576-1204
800-215-1784

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

Ending the year with a new perspective



by Pete Webb
MVF President

As 2020 draws to a close, I am certain that just about every single one of us is ready to turn the calendar and hope 2021 looks a whole lot better. But even at the end of such a challenging year, we still have many positive things to look back at, and much to look forward to.

Again throughout November, our staff at the Montgomery Village Foundation continued to be creative in this "new normal" to try and provide activities for residents. Perhaps most notable to me was the New Resident Welcome Reception, which was held via Zoom. We had nearly 50 new residents on the call, and it is always exciting to share all that this community has to offer and to be able to open new neighbors' eyes to everything at their doorstep. After living here for over a decade, I sometimes forget how lucky we are to have so much, so it

was also a good reminder for me as well.

Coming in December, while we cannot have our traditional tree lighting ceremony, the tree will still be lit for all to enjoy throughout the season, with the new Village Center façade as the backdrop. And soon, at that same intersection, we should see construction commencing for Lidl as well as Starbucks, two more excellent additions to the community.

One of our most important events this season will happen on Saturday, Dec. 12. Of course, different from years past, as we cannot host the annual Holiday Concert, but MVF is still holding a Toy Drive for local families in need. Combined with that this year will be another Food Drive, as the recent Thanksgiving collection was so successful. Residents can donate to one or both, as they are able, from 8 a.m. to 2 p.m. on Saturday, Dec. 12 at Lake Marion Community Center, 8821 East Village Avenue. This will be a contactless event, so place new, unwrapped toys and/or non-perishable food items in your car's trunk or back seat and staff will happily retrieve them for you.

Thank you to all our residents who are able to make contributions benefitting their neighbors in need.

As we close out the year, I wish everyone a safe and happy holiday season and a Happy New Year!



Stay connected!



www.montgomeryvillage.com

MVF BOARD AGENDA

MONTGOMERY VILLAGE FOUNDATION, INC. BOARD OF DIRECTORS MEETING

Thursday, December 10, 2020

Virtual Meeting (see call in instructions below*) - 7:30 p.m.

AGENDA

Presentation – Pastor Ben Wikner, Cross Community, Montgomery Village Resource Center

Residents Time – Residents will be prompted to address the board on the conference call. In addition, any questions received on the MVF website will be distributed to the board members prior to the meeting and responses will be sent via email.

1. Call Meeting to Order
2. President's Remarks
 - Special Presentation to Roz Price in Recognition of her Retirement from MVF
 - Special recognition to Comfort Oshagbemi, MVF Student Representative
 - Special recognition to Election and Communications committee member Melanie O'Brien
3. Review and Approve Minutes of the Regular Meeting October 22, 2020
4. Treasurer's Report & Financial Statements
5. Executive Vice President's Report
6. Acceptance of Action List
ACTION LIST
Decision Items:
 - A. Consider Appointment of Members to Election Committee
 - B. Consider Appointment of Members to Communications Committee
 - C. Consider Authorizing EVP to Negotiate and Execute an Easement Agreement/Letter for Parkland to be Deeded by Monument Realty to MVF
 - D. Consider Authorizing EVP to Negotiate and Execute a Contract with Tow Company
 - E. Consider Authorizing EVP to Negotiate and Execute a Contract for 2021 Insurance Rates
 - F. Consider Reaffirmation of E-mail Vote Authorizing EVP to Negotiate and Execute a Contract with CareFirst for Employee Healthcare
 - G. Consider Discontinuation of 401(k) Audit and Implement Yearly Agreed Upon Procedures as Part of Annual Audit Process
7. Committee Reports – barring any questions, these reports will be accepted as a group:
 - A. Executive Committee
 - B. Audit
 - C. Commercial Architectural Review (CARC)
 - D. Committee on Environment (COE)
 - E. Communications
 - F. Election
 - G. Nominating
 - H. Personnel
 - I. Recreation
 - J. Investment Committee
8. Board Member Issues
9. Adjournment

There is NO closed session.



MVF Board of Directors

President
Peter Webb

Vice President
Scott Dyer

Treasurer
Robert Carey

Directors
Daniel Anderson
Doniele Ayres
Andrew Bird
Pamela Bort
Ricardo Camacho
Glenn Gargan
Jerome Leonard

Executive Vice President
David Humpton

Student Representative
Comfort Oshagbemi



MONTGOMERY VILLAGE

Calendar of Events



December

- | | | | |
|----|---|----|------------------------------------|
| 4 | Village News | 15 | Thomas Choice Gardens
6:30 p.m. |
| 7 | Recreation Committee
7:30 p.m. | 17 | NOLI Condominium
7 p.m. |
| 10 | MVF Board of Directors
7:30 p.m. | 21 | Winter begins |
| | Hanukkah begins at sunset | 24 | MVF Office Closed |
| 12 | Contactless Toy Drive
8 a.m. to 2 p.m. – LMCC
(Drop off unwrapped toys) | 25 | Christmas Day
MVF Office Closed |
| | 10 a.m. to noon
Co-Co-Co Crafts & Santa
LMCC Deck
(\$3 (Pre-registration re
quired) | 26 | Kwanzaa begins |
| 14 | Garden Club
7:15 p.m. (virtual meeting) | 31 | New Year's Eve |

January

- | | | | |
|----|--|----|---|
| 1 | New Year's Day
MVF Office Closed | 19 | Thomas Choice Gardens
6:30 p.m. |
| 6 | ARB
7 p.m. | | East Village HC
7:30 p.m. |
| 8 | MVF Board applications
Deadline - 5 p.m. | 20 | Maryland Place HC
7 p.m. |
| 11 | Investment Committee
7 p.m. | | Stedwick HC
7:30 p.m. |
| | Thomas Choice Condo
7 p.m. | 21 | North Village HC
7 p.m. |
| | MV Garden Club
7:15 p.m. | 25 | Horizon Run Condominium
7:30 p.m. |
| 12 | Nominating Committee
7 p.m. | 26 | Center Court Condominium
7 p.m. |
| | Northgate HC
7 p.m. | | Patton Ridge HC
7 p.m. |
| | Eastgate HC
7:30 p.m. | 27 | CCLA
4:30 p.m. - MVF Office |
| 14 | Whetstone HC
7:30 p.m. | | South Village HC
7 p.m. |
| 18 | Martin Luther King, Jr.
Birthday
MVF Office Closed | 28 | MVF Board of Directors
7:30 p.m. (Meet Candidates
- 7 p.m.) |

February

- | | | | |
|----|---|----|---|
| 1 | Recreation Committee
7:30 p.m. | 15 | Presidents' Day
MVF Office Closed |
| 3 | ARB
7 p.m. | 16 | TC Gardens Condo
6:30 p.m. |
| | Communications Committee
7 p.m. | 17 | Stedwick HC
7:30 p.m. |
| 4 | <i>Village News</i>
Ca.m.p./Spring Rec Guide
Election Section
Ballots Mailed | 18 | NOL I
7 p.m. |
| | CARC
9 a.m. | | North Village HC
7 p.m. (Annual Meeting) |
| 8 | Thomas Choice Condo
7 p.m. | 22 | Horizon Run Condo
7:30 p.m. |
| | Garden Club
7:15 p.m. | 23 | Center Court Condo
7 p.m. |
| 9 | Northgate HC
7 p.m. | | Middle Village HC
7 p.m. |
| | Park Place I Condo
7 p.m. | | Patton Ridge HC
7 p.m. (Annual Meeting) |
| 10 | Park Place II Condo
7 p.m. | 24 | South Village HC
7 p.m. (Annual Meeting) |
| | | 25 | MVF Board of Directors
7:30 p.m. (7 p.m. – Meet the
Candidates) |



Notice: Due to the current COVID-19 pandemic, all MVF-managed board meetings will be conducted via audio/videoconference until allowed to meet in person. Individuals desiring to attend a virtual board meeting may find the meeting agenda and instructions to attend the meeting online at www.montgomeryvillage.com/communities/village-communities. Likewise, MVF committee meeting packets will be posted online with instructions on how to listen in or participate in Residents Time.



KEY:
BMP..... Bowie Music Pavilion (See South Valley Park)
CTS..... Christ the Servant Lutheran Church, 9801 Centerway Rd.
LMCC..... Lake Marion Community Center, 8821 East Village Ave.
MVF Office..... 10120 Apple Ridge Rd.

NCBR North Creek Board Room, 20125 Arrowhead Rd.
NCCC North Creek Community Center, 20125 Arrowhead Rd.
SCC Stedwick Community Center, 10401 Stedwick Rd.
SVP South Valley Park, 19003 Watkins Mill Rd.

TCPR..... Thomas Choice Party Room, 19401 Brassie Pl.
WCC..... Whetstone Community Center, 19140 Brooke Grove Ct.
WHPR..... Walker House Party Room, 18700 Walkers Choice Rd.

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

MONTGOMERY VILLAGE NEWS LETTERS TO THE EDITOR POLICY

1. The *Montgomery Village News* Letters to the Editor section is a community forum for Montgomery Village residents and/or property owners in the printed and digital versions of the *Village News*. 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 that meet the criteria of this policy.

3. All letters (typed, handwritten or e-mailed) must be received no later than 5 p.m. on the Monday prior to publication and distribution for inclusion in the print version; letters received outside this window may appear online in advance of the next printed issue. 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. E-mailed letters should contain the subject line "Letter to the Editor." 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 500 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.

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. Letters should be in reference to or contain information about topics relatable to all Montgomery Village residents. Letters addressed to or specifically about homes corporation or condominium association business and affairs will not be printed and may be directed to those association boards of directors when appropriate.

10. 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.

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.

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 mvnews@mvf.org.



IN THE NEWS

2021 MVF Board of Directors Election

MVF ELECTION: CALL FOR CANDIDATES

Do you have an interest in community affairs? Would you like to help your hometown flourish or help shape the future of our community? Then consider service to the community on the Montgomery Village Foundation (MVF) Board of Directors!

In March, three candidates will be elected by the members (homeowners) of MVF to serve three-year terms on the nine-member Board of Directors. The Board meets on the fourth Thursday of the month at the North Creek Community Center. These meetings are open to all residents for their ideas, input and support.

The Montgomery Village Foundation provides overall governance to the Village. It interacts with government agencies and oversees proposals for development or legislation affecting the Village. The MVF has two major responsibilities as outlined in its legal documents. First, the MVF has responsibility for management and maintenance of MVF owned properties. These include MVF's recreational areas and facilities such as parks, lakes, ponds, tennis courts and community centers.

Second, the MVF, through the Architectural Review Board, provides guidelines and restrictions on architectural changes with the objective of helping to maintain Village property values.

WHO CAN RUN FOR THE BOARD?

All interested applicants who are owners or residents of residential property in Montgomery Village are welcome to apply. MVF urges residents to share their skills, views and energies by participating in Village governance. The Nominating Committee reviews all applications for nomination and considers applicants based on a number of factors including, but not limited to the following:

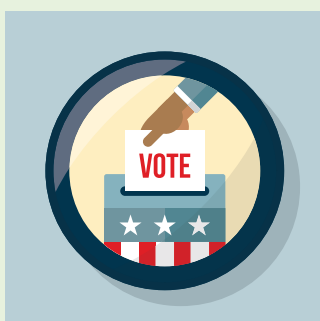
- Status as residential property owner or resident
- Length of residency in Montgomery Village
- Previous participation in community affairs
- Academic, professional, or practical experience in such areas as finance, engineering, administration or law, which would assist in the management of a community association
- Must be in good standing with MVF and not in sustained violation of any MVF architectural standard or rule, and current in assessments.
- 18 years of age or above

HOW DO I RUN FOR THE MVF BOARD?

It's easy. Candidates do not need to run an expensive political campaign to serve the community. Space is set aside in the *Village News* for candidate statements, along with photos, so Villagers can get to know the candidates and their views. Also, the MVF Election Committee sponsors a candidate video interview and two "Meet the Candidates" events where candidates can talk with Villagers one-on-one about issues of importance. Applicants are provided equal opportunities through the *Village News*, the Meet the Candidates events, and specially prepared Candidate Statements which are forwarded to all Village homeowners with their ballots.

That's all there is to it! Let's hear from you!

You can find the application online at www.montgomeryvillage.com, or drop by the MVF Office, 10120 Apple Ridge Road, beginning Friday, Nov. 6, and pick up an application form and instructions. You can return your application online, by mail, fax or e-mail, or bring it back to the MVF Office for forwarding to the MVF Nominating Committee. **Nominations close at 5 p.m. on Friday, Jan. 8, 2021.**



REMINDER: MVF to eliminate cash assessment payments at office

As COVID-19 rapidly started to affect lives and business operations in March, Montgomery Village Foundation (MVF) was no different. In fact, when the MVF Office closed before the end of March due to the Governor's Executive Order, it was right at the end of a quarter, which meant communicating to residents how they could pay assessment fees without coming to the office.

While many residents have an automatic withdrawal from their bank account set up, many still come to the office to pay assessments by cash, check or credit card. Given that the office was closed, this posed a problem, especially for cash payments. In addition to not having personnel able to collect cash, there was the uncertainty about how COVID could be spread, causing heightened awareness of how many people touch items like cash in a given transaction. However, many residents made adjustments to their payment options and continued to work with staff to have assessments paid on time. For that, we sincerely thank you.

As with many businesses adjusting their operations during this time, MVF, too, has analyzed processes that we can make more efficient and/or safer for both our residents and staff. Cash assessment payments at the MVF Office are just one of those processes. Based on how many residents were able to adjust their payment method while the office was closed, at the June 25 MVF Board of Directors meeting, MVF staff presented the Board with a proposal to investigate making the office cashless.

After several months of further investigation into cash alternatives, the Board approved eliminating cash assessment payments at the MVF Office beginning Friday, Jan. 1, 2021. Residents will still have several options for making assessment payments, many of which have no additional fees associated with them—these have not changed.

For residents who still wish to pay their annual assessment in cash, the MVF Office will accept money orders, available at many convenient locations (Giant, the US Post Office, Walmart, 7-Eleven and other retailers), and will implement a new vendor service, PaySafe:Cash on a 1-year trial basis. PaySafe:Cash would allow residents to make their assessment payment in cash at local retailers and be electronically transferred to MVF. This convenience would also allow cash assessment payments to be made during hours when the MVF Office is closed on evenings and weekends.

The MVF Office will still accept assessment payments in person by check, credit card or money order, and online through the CIT bank website. Additionally, cash payments for recreation programs and other fee services will still be accepted at the office.

As the PaySafe:Cash system is set up, further instructions about how to use it will be available. We thank our residents for your understanding of this change; for being diligent in paying your assessments to help maintain the community; and we look forward to offering this service to you.

Paysafe:cash



IN THE NEWS

Letters ^{to} the Editor

Editor:

Please consider this as a "comment" on proposed residential development situated off Watkins Mill Road in the back of Montgomery Village Center, that I believe will be adversely impacted by "abandoned used shopping carts."

It was my experience when I last shopped at Aldi store and it was pouring down rain, that most of the Aldi shopping carts were lined up in the far end of the parking lot, abandoned, while few were in front of the store.

I have seen Big Lot & Aldi shopping carts abandoned at the Montgomery Village Avenue Bus Stop looking unsightly as they randomly accumulate there.

What do you suggest would be the remedy for "abandoned shopping carts" in the Village Center parking lot and the Bus Stop down the hill from the Village Center?

The twenty-five cents per cart is not working as an incentive for shoppers, who are not accustomed to returning the used cart.

Maybe a sign is needed to educate Aldi shoppers about why they get their quarter back and how it works to get that quarter from the cart.

I have more suggestions:

1) For shoppers who are bus riders, perhaps a new Bus Stop should be considered, if it were located at the top of the hill somewhere convenient to the New Centerway Road Extension, the new stores and for the new residential development, whose residents may also be inclined to "abandon used shopping carts" randomly on the residential common areas and parking spaces.

This way used shopping carts could be abandoned at the top of the hill, before riders get aboard the bus, making it easier for Aldi & Big Lots

employees to gather the carts and return them to where they belong, and do it on an hourly basis, especially during rain, ice and snow.

Of course, they could keep the quarters, or maybe donate them towards the cost of employees' masks.

2) For shoppers, who drive to the Center and park, I think each store should monitor the gathering of these "abandoned shopping carts" found in the parking lot between 4 and 7 p.m., and especially when it's raining, icy and snowing.

3) Please consider asking MCDOT to find the best place to feature a Village Center bus stop on the Centerway Road Extension and a place for bus riders to "abandon used carts" near that stop.

4) Please consider asking the Aldi store to put up a sign that educates shoppers about the importance of the quarters coming back to them, when

they return the cart and how it's done.

5) Please consider how to best resolve the "abandoned shopping cart problems," by those who drive, those who take the bus, those who walk the cart home and those who become residents in the new residential development of townhouses, condominiums and rental apartments.

Of course, this situation of "abandoned used shopping carts" is already common practice among some existing residents of townhouses, condominiums and rental properties surrounding the Village Center.

I write these comments with the hope your expert guidance will recommend the best practice in resolving this common problem. I fear an increase of

"abandoned shopping carts" will be found everywhere, in and around the Center and not convenient to the next round of shoppers, especially during rain storms, icy weather and snow.

I look forward to learning of the Planning Board's deliberations on solving this common problem of "abandoned shopping carts," that will adversely impact the proposed residential development and the two anchor stores in the Montgomery Village Center.

Edna Miller

Thomas Choice Gardens
Condominium

Editor:

As members of the Montgomery Village Foundation, Inc. receive their 2021 notice of assessments, it is a good time to review where our money goes and how it is used for our benefit. Most homeowners pay three separate fees; condo homeowners pay two separate fees. Rental-Complex owners pay one fee.

All members of the Foundation pay a fee to MVF. MVF manages and maintains parks and recreation for all residents, admin building, budget, administrative services for all homeowner entities. Annual Fee: \$258.24. Rental-complex owners pay one-half this fee per unit.

A second, separate fee is paid by about 80% of home-

owners who are DU (Designated Users) members. This fee pays to maintain specific pools, centers and tennis courts. Annual Fee: \$461.04. Condo homeowners are not members of DU, and do not pay this fee.

The third homeowner fee is paid to the Local Homeowner Association. This fee is used to maintain streets, paths, greenspace and resident safety and welfare concerns. The locals have their own board of directors and prepare their own budgets. Example: Stedwick fee: \$782.56. Condo homeowners are subject to their Condo Board Fee in the same way.

The MVF Board of Directors separately assesses both the MVF fee and the DU fee. Each local board assesses its own fee.

In the 1972 Annual Report, the Montgomery Village Vision was explained this way." As a home-owner, you are automatically a member of both the Foundation and your own Local Homes Corporation... It is important, however, to understand that the Foundation is not senior to the Local... they operate on an equal footing....The Local has its specific concerns... The Foundation is more of a service organization... Together these corporations furnish most of the local services and needs of the new town..."

Barbara St. John
Stedwick

up beer bottles, wine bottles, vodka bottles, plastic water bottles, cups, McDonalds bags, plastic bags and on and on.

In her free time, she does what it takes to keep Stedwick clean. We need 1,000 more people like her - this would then be a nice place to live. Unfortunately, as she told me, "I'll make the rounds in the morning and by late afternoon, the trash has already accumulated." So, she will then make another trip around.

As I've stated numerous times directly to our Stedwick HOA, I could never understand why MVF trucks, which drive up and down these roads every day, could not have been performing this service to residents. Fortunately, we have caring residents.

Thank you for your efforts to help maintain our community.

Robert Portanova
Stedwick

Editor:

I would like to take this opportunity to recognize a Stedwick resident who is exactly what being a good resident means.

I often see her walking the loop around the Stedwick community from the post office all the way back around Stedwick Road and Watkins Mill Road, and finally back to her starting point. She carries a bucket and a trash picker. She does not miss one piece of trash. She does this every day, picking

IN THE NEWS

Year in Review

Continued from page 1

large gatherings and events like the annual July 4th Parade and Celebration, we were able to make a shift to limited capacity outdoor classes and programs, reduced summer camps and of course, pool openings, with plenty of changes. The Activity Card process, check-in at the pool, capacity restrictions, personnel training and procedures and pool usage rules were all handled differently. But again, Village residents adapted to those changes for a different summer experience, but one with as much “normalcy” as possible. In addition, when the MVF office reopened, physical changes were implemented to make both visitors and staff safer, including requiring masks, limiting the number of people in the lobby at any one time, plexiglass dividers and for 2021, a new cashless assessment payment policy.

Now with the colder weather, some classes and programs—with further reduced capacity—have moved indoors or back online. People are still required to wear masks and socially distance, though we’ve become more accustomed to the practice. What hasn’t changed is that change is ever-present, and that we will adapt. MVF will continue to adapt to maintain amenities and services in every capacity we can. Our residents have

proven time and time again that they will adapt to those changes (and changes in the county, state and country) without complaint.

Despite all the uncertainty, adaptation and virtual meetings, there have been a number of positive changes to come about in the Village this year as well. Beginning with the three development projects in the community, all of them have made much-anticipated significant progress.

Atlantic Realty Companies (ARC) continued the renovation of the Village Center, completely changing the façade and bringing new life to the exterior of the center. Only a few weeks ago the new anchor grocery store, Aldi, opened its doors (to a line of folks waiting at 7 a.m.) and is a new, fresh store for residents to purchase groceries from. ARC also held a community meeting for Phase 1B of the site, noting their current plans for the residential portion of the site, including a large greenspace for gathering and events (when safe to do so of course!). Centerway Road will begin to be extended through the rear of the site, and ARC has confirmed that a Starbucks will be built on a new pad site in the front parking lot.

Across the street at the former Professional Center site, Lidl began demolition of the

buildings to make way for their new grocery store. Just think, soon grocery choices will have doubled in the Village, and residents won’t have to go more than across the street for competitive pricing!

Of course, the most awaited development project in the Village has been Monument Realty’s vision for the former golf course property, which also saw progress this year. Ryan Homes was identified as the home builder and has been working with MVF staff on architectural features, criteria and elevations. Infrastructure work has begun in Areas 4 and 5 to lay the groundwork for the first phase of home sites. Model homes will soon be started and before you know it, new residents will start to move into Montgomery Village.

In terms of MVF projects, two of the four North Creek Tennis Courts were upgraded

to new sports courts. Now, in addition to tennis at North Creek, residents can play pickleball on three dedicated courts, as well as futsal/soccer on the boarded court. These updates further extend the amenity offerings and have been used daily since being opened.

Additionally, the pool renovation at North Creek Community Center has begun. Crews are currently performing the demolition and it won’t be long before the new pool starts to take shape. Changes to the bathhouse and community center will round out this project, which will hopefully be complete in time for whatever a 2021 pool season looks like—however it plays out, we will adapt! In other pool news, the Watkins Mill Pool was approved to be decommissioned and the site repurposed as an outdoor fitness area.

New outdoor exercise equipment will be surrounded by a short sprint track, and the play equipment will be moved to the front of the site. Look for this exciting new amenity to come online in 2021 also.

In whatever form change has presented itself in 2020, and however it will continue in 2021, we will continue to adapt, as a community. We thank you for your patience and adaptation over the last 9 months, and appreciate your support and ability to adapt to whatever the future holds. While we can’t say we will miss 2020, we are certainly looking forward to the changes ahead in 2021. Enjoy the holiday season, and we will see you in the new year!

Village News

Continued from page 1

Village News will be printed quarterly instead of monthly, with issues in February, May, August and November to coincide with Recreation Guides and program registration. This means that the *Village News* will only be delivered to your doorstep four times each year. However, news and information will continue to be uploaded online on a regular, if not daily, basis. Also included in the reduction of print will be the Home Improvement Guide and Residents Guide.

Additionally, because of these changes, residents can expect to see a few changes in the quarterly print issues. The meeting calendar will now span three months of meetings, events and programs that are available at the time of print; issues may contain relevant, but past news, as well as upcoming

announcements; and MVF and local association budget, election and other announcements may be shifted to fit the print schedule.

Residents can always find the latest news items on the home page of the www.montgomeryvillage.com website, directly from the *Village News* site, www.mvnews.online, or from social media posts on Facebook and Twitter. Additionally, the top five news stories are e-mailed each Friday to all residents who have a free account on the website. To subscribe to the news blast, simply click “Join/Login” in the upper right-hand corner of the website and sign up for the account.

Thank you for your support and patience during these changing times.

MVF Board Student Rep position open for high school juniors

Calling all high school juniors who have an interest in serving their community and school and representing the youth in Montgomery Village! The Montgomery Village Foundation (MVF) Board of Directors invites you to apply for the position of Student Representative. This collaborative program is intended to encourage more youth involvement and input into Montgomery Village activities and the community as a whole; to help bring a new perspective to Board decisions affecting the community; and to help build on the MVF Board’s Strategic Goal of continuing partnership opportunities with Village schools.

All high school juniors who live in Montgomery Village are eligible to apply. Selection will be made based on applicants’ GPA, interest in government/political science/organization management/business, extracurricular activities, a letter of

recommendation and availability for scheduled Board meetings. The position will also include a paid summer internship (June to August) in the MVF Office.

The MVF Nominating Committee will review the submitted applications in early February and recommend no more than three candidates to the Board for final selection. The selected candidate will be installed as a non-voting member at the Board’s Annual Meeting in March. The chosen candidate will participate in Board discussions and initiatives; work with staff on projects; and gain a clearer understanding of policy decisions in the community.

Applications and full program details can be found online at www.montgomeryvillage.com, or with the Gaithersburg High School Internship Coordinator and Watkins

Mill High School College/Career Coordinator. Applications may be returned to MVF via hand-delivery; mailed to MVF Nominating Committee, c/o Montgomery Village Foundation, Inc., 10120 Apple Ridge Road, Montgomery Village, MD 20886; or e-mailed to mconroy@mvf.org. Completed and signed applications must be received at the MVF Office by 5 p.m. sharp, February 5, 2021.

For more information or questions, call Assistant Executive Vice President Mike Conroy at 240-243-2331 or e-mail mconroy@mvf.org.



IN THE NEWS

MVF begins 30th annual scholarship fund drive for Village high school seniors

Since 1991, the Montgomery Village Foundation (MVF), in partnership with Gaithersburg and Watkins Mill high schools, has awarded scholarships to deserving Village high school seniors totaling over \$53,000. Scholarships are awarded to Watkins Mill and Gaithersburg high school students who have demonstrated outstanding scholastic achievement and participated in community or civic activities. Applicants are screened by a committee at each high school, with the Foundation's Scholarship Committee making the final selections in May. As established by the MVF Board of Directors, all contributions are voluntary, and no assessment dollars are used to fund the program.

The scholarship fund was originally launched by the MVF Board of Directors to coincide with the 25th anniversary of Montgomery Village and MVF. This year's fund totals and recipient names will be announced in late spring at school ceremonies and in the *Montgomery Village News*.

Donations by check must be made out directly to either Watkins Mill High School PTSA Scholarship Fund or to the Gaithersburg High School PTSA Scholarship Fund. To make a tax-deductible contribution to the fund for either school, fill out the form and return it to the MVF at the address indicated.

The MVF Scholarship Fund is an excellent opportunity to bring Village residents and the WMHS and GHS school communities closer together. The impact these scholarships can make goes beyond financial assistance. They represent a commitment to our young people, a recognition of achievement and an investment in our future.

Scholarship Fund Contribution Form

Montgomery Village Foundation, Inc.

Enclosed is my contribution of \$_____ for the Montgomery Village Foundation Scholarship Fund.

Please make checks payable to either
Watkins Mill High School PTSA Scholarship Fund or
Gaithersburg High School PTSA Scholarship Fund.

Name _____

Address _____

City _____ State _____ Zip _____

Please mail to:
Montgomery Village Foundation, Inc.
Scholarship Fund Drive
10120 Apple Ridge Road
Montgomery Village, MD 20886



Decades of Memories

OF DARLINGTON DRIVE



Raising kids together

FILLING THE BUS – STEDWICK ELEMENTARY, MONTGOMERY VILLAGE JR. AND WATKINS MILL HIGH

Halloweens FOURTH OF JULY PICNICS

Jimmy Buffet Walking the Circle

Annie's Snow and Christmas Parties

Annual Picnics on the Hill

Birthdays, Weddings & Grandkids

As you move on to new horizons and adventures, may the sun shine warm upon your faces.

Best Wishes to Annie and Van

YOUR DARLINGTON DRIVE NEIGHBORS AND FRIENDS

IN THE NEWS

We want you to know about the Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a large proportion of all its citizens now live in condominium, cooperative and homeowner associations, generally called "common ownership communities." In order to better serve the special needs of these communities and to act as their advocate, the county created the Commission on Common Ownership Communities (CCOC) by enacting Chapter 10B of the County Code.

The commission has three basic duties:

Education: the commission provides free information to both members and to governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association. Among other tools, it offers a "Manual and Resource Guide," as well as an online training program for boards of directors.

Legislation: the commission advocates for common ownership communities concerning proposed laws and regulations at the local and State level.

Dispute resolution: the commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties.

For more information on the commission and the services it offers, visit <https://montgomerycountymd.gov/DHCA/housing/commonownership/index.html>. For information or advice, contact the CCOC by e-mailing ConsumerProtection@montgomerycountymd.gov.

Staying Aware in the Village

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

RESIDENTIAL BURGLARY

A residential burglary occurred in the 9700 block of Hellingly Place between approximately 8:15 a.m. and 4:54 p.m. on November 9. No signs of forced entry; property was taken. No suspect(s) information available.

An attempted residential burglary occurred in the 10600 block of Seneca Ridge Drive between approximately 7 a.m. on November 10 and 4 p.m. on November 12. No suspect(s) information available.

STRONG-ARM ROBBERY

A strong-arm robbery occurred in the 9600 block of Lost Knife Road at approximately 12:52 p.m. on October 29. The suspect assaulted the adult male victim and took his money. Victim/Witness described suspect as: B/M, age unknown.

THEFT FROM VEHICLES

Two thefts from vehicles occurred between October 25 and October 29. Affected streets included Ridgeline Drive and Stedwick Drive. Force; property and vehicle parts were taken. No suspect(s) information available.

Two thefts from vehicles occurred between approximately 3 p.m. on October 30 and 11 a.m. on October 31. One theft occurred in the 18600 block of Walkers Choice Road and one theft occurred in the 18000 block of Royal Bonnet Circle. No force; property was taken. No suspect(s) information available.

Four thefts from vehicles occurred between October 26 and November 3. Affected streets included Lake Shore Drive, Montgomery Village Avenue, and Horizon Run Road. Force was reported in one event; money and property were taken. No suspect(s) information available.

A theft from vehicle occurred between November 1 and November 6 on Drexel Hill Circle. No suspect(s) information available.

A theft from vehicles occurred in the 10000 block of Stedwick Road between approximately 7 p.m. on November 11 and noon on November 12. No force; property was taken. No suspect(s) information available.

VEHICLE THEFTS

Vehicle thefts occurred in the following areas:

- In the 18300 block of Feathertree Way between approximately 6 p.m. on October 25 and 6 a.m. on October 26. Unknown entry. No suspect(s) information available.
- In the area of Stedwick Road and Seneca Ridge Drive between approximately 7 p.m. on October 27 and 4:30 p.m. on October 30. Unknown entry. No suspect(s) information available;
- In the 8700 block of Ravenglass Way between approximately 5:30 p.m. on October 27 and 5:10 p.m. on October 28. Force. The vehicle was recovered on October 28. Victim/Witness described suspects as: 2 males, no further description.
- In the 9400 block of Chadburn Place between approximately noon and 6 p.m. on November 4. Unknown entry. The vehicle was recovered on November 4. No suspect(s) information available.

Winterization Grants still available

The Maryland Energy Administration (MEA) and BFF are pleased to announce that to date, we have completed eight weatherization projects in the Montgomery Village community, totaling \$67,712 in weatherization upgrades, averaging \$8,464 per project with zero cost to homeowners. This includes

attic insulation, duct sealing, water heater replacement and upgrades of 3 electric furnaces/AC to high efficiency heat pumps.

\$48,878 in funding has been approved for upcoming projects, and several more homes in Montgomery Village are in process to be submitted for approval.

Don't miss out on this opportunity to make your home more energy efficient, more comfortable and lower your energy bills with upgrades paid for by the Maryland Energy Administration. Apply now while funding lasts.

For more information or to apply, visit <https://www.edge-gogreen.com/grants/>.

New members needed for MVF committees

Are you looking to get involved in your community? Do you have a few hours every few months to help keep Montgomery Village moving forward? Then consider applying for appointment to one of three MVF committees currently in need of new members. Due to the current COVID-19 pandemic, all meetings are currently conducted via audio/videoconference.

INVESTMENT COMMITTEE

Following a change to the Investment Committee Guidelines approved by the Montgomery Village Foundation (MVF) Board of Directors at their July 23 meeting, an additional volunteer community member is being sought. The Board voted to add two additional members to the committee, one Board member and one community member, bringing the total membership to seven.

This important ad-hoc committee addresses and advises the Board on matters specifically related to MVF's investment activities. The committee also makes recommendations to the Board on investment strategy and policy and approves investment transactions that are in line with the policy. The committee works with MVF's Investment Advisors.

The committee meets quarterly on Mondays, at 7 p.m.

Applicants should have a recent background, education or professional experience that includes expertise in investment management/banking. Certified Financial Advisors,

Investment Advisors and Chief Financial Officers are encouraged to apply.

COMMUNICATIONS COMMITTEE

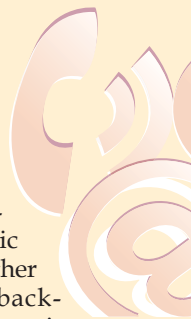
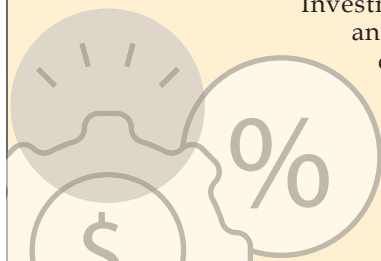
The MVF Communications Committee is also seeking at least one new member who has interest or knowledge in communications, marketing, public relations, social media or other communications-related background and an interest in serving the community.

The Communications Committee makes recommendations to the MVF Board regarding communications policies, the *Village News* and other publications, marketing and branding, public information, social networking, website services and other communications issues.

The committee meets four times each year, in February, May, August and November, at 7 p.m.

To apply for any committee, a Committee Membership Application can be found online at www.montgomeryvillage.com under "MVF," "Committees."

For questions or more information, contact CFO Daniel Salazar at 240-243-2332 or e-mail dsalazar@mvpf.org (Investment Committee), or Assistant EVP Mike Conroy at 240-243-2331 or e-mail mconroy@mvpf.org (Communications Committee).





Architectural Standards

The Architectural Standards Department is here to answer your questions about making changes to the exterior of your property. Architectural Standards is responsible for approving exterior changes—anything from replacing a door to building a deck or shed, to additions on your home. Call Martha Cruz at 240-243-2306 or e-mail mcruz@mvf.org or Erika Hottinger at 240-243-2351 or e-mail ehottinger@mvf.org. Questions may also be mailed to Montgomery Village Foundation, 10120 Apple Ridge Road, Montgomery Village, MD 20886, or faxed to 301-990-7071. Specific architectural standards criteria for each community in Montgomery Village are available at www.montgomeryvillage.com.

MVF DRAFT REVIEW OF REQUESTS
ARCHITECTURAL REVIEW BOARD

November 4, 2020

AApproved
AWMApproved w/modifications
DDenied
PENDPending

EASTGATE
7808YANKEEHARBORDR-
Deck, A
20304 TROLLEY CROSSING
CT - Bay Window, AWM
20304 TROLLEY CROSSING
CT - Miscellaneous, A
20304 TROLLEY CROSSING
CT - Replacement Patio Door,
AWM
20200 HARBOR TREE RD -
Roof, A
7815 HERITAGE FARM DR -
Trim, AWM
2 HANCOCK BRIDGE CT -
Replacement Windows, AWM
2 HANCOCK BRIDGE CT -
Downspout/Gutter, A
7751 HERITAGE FARM DR -
Replacement Windows, AWM
6 BATTERY BEND CT -
Deck, A
6 BATTERY BEND CT -
Patio, A
6 BATTERY BEND CT -
Fence and Gate, AWM
6 BATTERY BEND CT -
Shed, A
20309 OYSTER BAY TER -
Exterior Paint, A
20309 OYSTER BAY TER -
Exterior Paint, AWM
20309 OYSTER BAY TER -
Exterior Paint, AWM
20309 OYSTER BAY TER -
Storm Door, AWM

EAST VILLAGE
5 COLLINGDALE CT -
Fence, AWM
5 COLLINGDALE CT -
Miscellaneous, AWM
8212 DRY RIDGE RD -
Fence and Gate, AWM
19908 SILVERFIELD DR -
Shutters, AWM
8520 FOUNTAIN VALLEY
DR - Miscellaneous, AWM
8520 FOUNTAIN VALLEY
DR - Downspout, AWM
8616 FOUNTAIN VALLEY
DR - Solar Systems, AWM
8702 LAUREL VALLEY LN
- Replacement Windows, AWM
8717 IVYBERRY WAY -
Replacement Windows, AWM
8303 STEDMALL TER -
Exterior Light, A
8712 RAVENGLASS WAY -
Patio, AWM
8712 RAVENGLASS WAY -
Stones, AWM
24 HAWK RUN CT -
Replacement Windows, AWM
24 HAWK RUN CT -
Deck, AWM
8713 TRYAL CT -
Walkway, A
8713 TRYAL CT -
Downspout/Gutter, AWM
8723 DELCRIS DR -
Fence and Gate, AWM

20419 LINDOS CT -
Fence and Gate, AWM
8505 SHADY PINE CIR -
Miscellaneous, AWM
8505 SHADY PINE CIR -
Patio, AWM
8505 SHADY PINE CIR -
Retaining Wall, AWM
8505 SHADY PINE CIR -
Steps, AWM
4 MARKETREE CT -
Walkway, AWM
4 MARKETREE CT -
Stones, A
4 MARKETREE CT -
Miscellaneous, A

MARYLAND PLACE
19399 KEYMAR WAY -
Fence and Gate, AWM
19407 THOMAS FARM RD -
Roof, AWM
9503 MARSTON LN - Vinyl
Siding, AWM
19340 KEYMAR WAY -
Vinyl Siding and Trim, A
19340 KEYMAR WAY -
Downspout/Gutter, A
9531 TIPPETT LN -
Fence and Gate, A
19406 THOMAS FARM RD -
Exterior Paint, AWM
9616 MARSTON LN -
Patio, A

MIDDLE VILLAGE
10279 RIDGELINE DR -
Front Door Replacement, AWM
10279 RIDGELINE DR -
Patio, D
10305 RIDGELINE DR -
Replacement Windows, AWM
10148 RIDGELINE DR -
Storm Door, A
9646 BRASSIE WAY -
Vinyl Siding, AWM
9646 BRASSIE WAY -
Trim, AWM
9646 BRASSIE WAY -
Downspout/Gutter, AWM
9646 BRASSIE WAY -
Shutters, AWM
9755 BRASSIE WAY -
Replacement Windows, D
24 BRASSIE CT -
Roof, AWM

NORTHGATE
20226 GRAZING WAY -
Roof, A
20513 ASPENWOOD LN -
Driveway Modification, AWM
20409 CHERRYSTONE CT -
Security Device, A
20409 CHERRYSTONE CT -
Security Camera, AWM
20409 CHERRYSTONE CT -
Vinyl Siding and Trim, AWM
9819 BROOKRIDGE CT -
Roof, AWM
9819 BROOKRIDGE CT -
Downspout/Gutter, A

10044 FOREST VIEW PL -
Roof, AWM
20120 DARLINGTON DR -
Replacement Windows, AWM
9808 MAPLE LEAF DR -
Patio, AWM
9908 TAMBAY CT - Shed, D
9910 TAMBAY CT -
Replacement Windows with
Capped Trim, AWM
9910 TAMBAY CT - Roof, A
10121 MAPLE LEAF DR -
Vinyl Siding, A
10054 MAPLE LEAF DR -
Gutter, AWM
9610 SHADOW OAK DR -
Roof, AWM
9719 SHADOW OAK DR -
Fence and Gate, AWM
20326 SWALLOW POINT
RD - Roof, A
20326 SWALLOW POINT
RD - Trim, AWM
20326 SWALLOW POINT
RD - Downspout/Gutter, A
20326 SWALLOW POINT
RD - Replacement Windows,
AWM

NORTH VILLAGE
20405 RYECROFT CT -
Vinyl Siding, AWM
20405 RYECROFT CT -
Shutters, AWM
20509 HIGHLAND HALL
DR - Driveway Modification,
AWM
20308 HIGHLAND HALL
DR - Front Door Replacement,
AWM
20308 HIGHLAND HALL
DR - Shutters, AWM
20308 HIGHLAND HALL
DR - Replacement Windows
with Capped Trim, AWM
20308 HIGHLAND HALL
DR - Replacement Patio Door,
AWM
20308 HIGHLAND HALL
DR - Downspout/Gutter, A
20736 HIGHLAND HALL
DR - Stones, A
20736 HIGHLAND HALL
DR - Fence, AWM
20656 HIGHLAND HALL
DR - Security Device, AWM
9485 CHADBURN PL -
Roof, AWM
9217 CHADBURN PL -
Shed Removal, A
1 STRATH HAVEN CT -
Replacement Patio Door, AWM
9316 JARRETT CT -
Vinyl Siding and Trim, AWM
9316 JARRETT CT -
Replacement Windows with
Capped Trim, AWM
9303 JARRETT CT -
Front Door Replacement, AWM
9303 JARRETT CT - Sidelight,
AWM

9303 JARRETT CT -
Storm Door, AWM
9303 JARRETT CT -
Storm Door, AWM
8857 WELBECK WAY -
Vinyl Siding and Trim, AWM
9500 BELL VERNON PL -
Replacement Windows, AWM
9500 BELL VERNON PL -
Replacement Patio Door, AWM
20724 ASPENWOOD LN -
Fence and Gate, AWM
20724 ASPENWOOD LN -
Patio, A

PATTON RIDGE
2 MEADOWCROFT CT -
Garage Door, A
10128 GRAVIER CT - Roof, A
10140 GRAVIER CT -
Exterior Paint, A
9933 DELLCASTLE RD -
Roof, AWM
20050 DOOLITTLE ST -
Walkway, A
9335 WEATHERVANE PL -
Exterior Paint, AWM
19841 BILLINGS CT -
Fence and Gate, AWM
19802 BILLINGS CT -
Deck, AWM
9322 FROSTBURG WAY -
Storm Door, A
9357 BREMERTON WAY -
Vinyl Siding and Trim, AWM
9357 BREMERTON WAY -
Replacement Patio Door, AWM
20014 SPUR HILL DR -
Replacement Windows,
20014 SPUR HILL DR -
Egress Window, A
9407 HICKORY VIEW PL -
Fence and Gate, D
9421 HICKORY VIEW PL -
Vinyl Siding and Trim, D
9421 HICKORY VIEW PL -
Front Door Replacement, AWM
9421 HICKORY VIEW PL -
Sidelight, AWM
9421 HICKORY VIEW PL -
Storm Door, AWM
9455 HICKORY VIEW PL -
Storm Door, A
9551 FERN HOLLOW WAY -
Front Door Replacement, AWM
9551 FERN HOLLOW WAY -
Sidelight, AWM
9556 FERN HOLLOW WAY -
Exterior Paint, A
20024 HOB HILL WAY -
Handrail, D
9402 QUILL PL -
Exterior Paint, A
9402 QUILL PL -
Exterior Paint, AWM
9402 QUILL PL - Shutters, A
9636 DUFFER WAY -
Garage Door, A
9733 DUFFER WAY -
Exterior Paint, AWM

See ARB DECISIONS page 14

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Audit Committee

Christopher Court Land Association (CCLA)

Breckenridge Condominium

Commercial Architectural Review Committee (CARC)

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Kayla Jones
Jeffrey Amtmann
Eric Olson
Venice Rashford

Center Court Condominium

Ralph Colling
Robert Nisbet
Ellen Gaston
Amber Philler
Carolyn Fox

Christopher Court Condominium

Andy Hoverman
Aaronette Carter
Mark Sagarin
Monika Menkis
Francine Lowenstein
Lois Moore
Karen Smith
Mihaj Stescu

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Claudette Lease
Nancy Farrar
Tim Goodfellow
Jeannie Pizzonia
Tom Vetter
Orlow Zumwalt
Edward Ohanian
Mario Salazar
Kimberly Salbany

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Melanie O'Brien
Christine Scott
John Llewellyn
Bryan Price
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Kevin Linck
Jack Helenek
Suzanne Jubert
Bryan Frates
Terry O'Grady
David Cline
Monica Guillen
Jayant Shukla
Aaron Shura

Election Committee

Nancy King
Moira LaVeck
Melanie O'Brien
Rebecca Smigel

to our Volunteers



Thank you, volunteers
(list not available)

Kim Witherspoon
William Witherspoon
Liz Calzadillas
Raquel Maximiano
Calixta Benitez

Peter Webb
Scott Dyer
Glenn Gargan
Ricardo Camacho
Wesley Brown
Jeff McCloskey
Robert Carey

John Kozo
Sandra Kimbell
Christopher LaRose
Nicole Meads
Sylvia Lake
Alice Summers
Art Thomas
Gary Fields

Timothy Bolyard:
Kim Grose:
Lisa Lewis
Sherrona Robinson:
Milan Solaiman:
Edmonia McNeal
Nei Samsudeen
Ayedee Manneh:
Maihoung Kay Nguyen

Jerome Leonard
Mohammad Siddique
Jeff McCloskey
Kelly Leonard

Ross Bryant
Sara Assadullah
Kathy Poole
Karin Mirin
Eyoma Eyoma

Thank you, volunteers
(list not available)

Jane Hatch
Sarah Albert
Thank you, volunteers
(complete list not available)

Claudette Lease
Dick Rabil
Tom Wills
Clare Conlon
Jeanne Powell
Courtney Haynes
Lisa Rishell

Alyssa Moore
Thomas Brunhart
Krishna Vinjamoori

Larry Beck
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Liz Enriquez
Jackie Meese

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Larry Nicholson
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Glenn Gargan
Scott Dyer
Doniele Ayres

Karen Neilson
Rovenia Manor
Rahul Khanna
Ashton Foster
Barry Wilcox
Nadine Taylor-Tolbert
Herb Tolbert

Clare Conlon
David Cline
Sharon Levine

Doniele Ayres
Pamela Bort
Suzanne Wheeler
Carlos Brizuela
Janet Andre
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Nancy Farrar
Lynn Jerome

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Audrey Houser
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Stephen Bryant
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John Nicolettos
Doug Krauss
Alex Vespoli
Dennis Barnes
William Ott
Bryan Price
James Martin
Michael Allen

SCHOOL NEWS

ARB Decisions

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 9729 DUFFER WAY - Patio, A
 19710 GREENSIDE TER - Replacement Windows, A
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POPLAR SPRING

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STEDWICK

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 10008 BATTLERIDGE PL - Roof, AWM
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 19345 FRENCHTON PL - Replacement Windows with Capped Trim, AWM
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 10712 WAYRIDGE DR - Replacement Windows, AWM
 10732 WAYRIDGE DR - Roof, A
 10740 WAYRIDGE DR - Roof, A
 10739 WAYRIDGE DR - Roof, AWM
 19413 FABER CT - Appeal, AWM
 19412 FABER CT - Fence and Gate, AWM

19412 FABER CT - Miscellaneous, A
 19424 FABER CT - Exterior Paint, AWM
 10619 WAYRIDGE DR - Retaining Wall, A
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 19682 CLUB LAKE RD - Replacement Patio Door, A
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THOMAS CHOICE CONDOMINIUM

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WHETSTONE

19104 ANNAPOLIS WAY - Fence and Gate, AWM
 9829 WHETSTONE DR - Patio, A
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 19112 N PIKE CREEK PL - Downspout/Gutter, A
 19112 N PIKE CREEK PL - Downspout, A
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Living Grace Christian School Soccer Team achieves final four in MCST



The Living Grace Christian School Varsity Boys Soccer Team made it to the final four of the Maryland Christian School Tournament (MCST) this past soccer season. After a regular season of four wins, two losses and three ties, the team earned a number four seed in the tournament of nine schools. In the first round, the team beat Carroll Christian School 4-1 to make it to the semifinals. There they battled Covenant Life School to a 3-3 tie before succumbing in overtime. Nehemiah Switzer and Josué Escalante were named to the MCST All-Tournament Team. Throughout the sea-

son, Captain Nehemiah Switzer provided inspirational leadership from defensive mid with 6 goals and 7 assists (44 goals and 36 assists for his career). In addition, Josué Escalante provided a consistent scoring threat with 14 goals and 7 assists. Senior Andrew Switzer tallied 10 goals (36 for his career), and Dante Fuentes scored 6 goals and assisted on 6 more. José Camacho Saenz battled relentlessly in the midfield, contributing 3 goals and 2 assists. Captain Nathan Tiren and Goalkeeper Jaiden Gaskin-Vilson anchored a defense that gave up less than two goals per game.

Living Grace Christian School is very grateful for an outstanding season.

Living Grace Christian School is located at 20300 Pleasant Ridge Drive, and online at www.lgcs.northgatecc.org. The school admits students of any race, color, national and ethnic origin to all the rights, privileges, program and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national and ethnic origin in administration of its educational policies, admission policies and other school-administered programs.

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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.

EAST VILLAGE ECHO

Making improvements in East Village

by the East Village Board of Directors

At its regularly scheduled board meeting on November 15, East Village board members considered items to maintain and improve East Village.

Board members heard from the maintenance committee and management. During its November community inspection, the maintenance committee reviewed resident concerns and general maintenance issues throughout the community. Issues were also addressed based on Community Management's weekly inspections of East Village on matters of trash, maintenance and vehicle issues.

Through the latest inspections, the maintenance committee approved the removal of dead trees in Essex Place, Meadowgate, Glenbrooke, Wethersfield and Holly Point. In The Downs, curbs were repaired, and a berm approved to prevent

trucks and cars from driving over an island.

On Marketree Place, overgrown trees were removed, and a berm design was approved to improve the landscaping. The photo below shows the design concept.

Paving of St. Regis Court was successfully completed. However, fire lane and reserved space painting was delayed until 2021 due to rain and colder weather. Residents are asked to practice being "good neighbors" when parking in designated spaces.

CSAAC applied and was approved for solar panel installation on their property. The final certified plans have not been filed with the county, and management will keep the board and community updated.

The East Village board is aware that many residents are working from home and parking is at a premium. However, vehicles must still be parked

legally and state tags current. Illegally parked cars in fire lanes will be ticketed and towed.

Board President Kevin Linck asks all residents to remain safe during the holiday season by

following all CDC guidelines. Washing hands, wearing masks and maintaining safe distances are concrete steps all of us can take to keep our families safe.

East Village Echo: for residents of The Downs, The Reach, The Estates, Essex Place II, Candle Ridge, Gablefield, Glenbrooke, Meadowgate, Ashford, Holly Pointe and Wethersfield.



HOMES CORPORATIONS 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 repro-

duced 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 Press Room, select *Village News*, then Village News Editorial and Submissions Policy (see #4 under Homes Corporations/Condominium Associations).

EASTGATE

Nominating Deadline: Friday, Dec. 18
Nominating Committee: Whole Board

EAST VILLAGE:

Nominations Close: Friday, Jan. 8, 2021
Nominating Committee: K. Linck, M. Guillen

MARYLAND PLACE

Nominations Close: Monday, Jan. 4, 2020
Nominating Committee: A. Thomas, N. Meads, C. LaRose

STEDWICK

Nominations Close: Friday, Jan. 4, 2021
Nominating Committee: Whole Board

WHETSTONE

Nominations Close: Thursday, Jan. 8, 2021
Nominating Committee: B. Price, J. Martin, M. Allen

HOMES CORPORATIONS

MIDDLE VILLAGE VOICE

Middle Village resident reminders

by the Middle Village Board of Directors

PARKING TAGS

Parking tag distribution is suspended due to COVID-19 restrictions. Residents are reminded to keep their 2020 parking tags for use in 2021. New parking tag distribution for 2021 will not be held.

All residents must keep current tags, and properly display them during the course of the year 2021 until further notice. Vehicles with no displayed tags will be subject to tow at the owner's expense. If you fail to keep, or misplace your 2020 parking tags, please be aware that there will be a \$600 replacement fee for each tag.

TOWING ENFORCEMENT

Towing enforcement is in effect for vehicles parked in open spaces overnight—11 p.m. to 5 a.m.—without a valid 2020 Parking Permit displayed. Reserve parking is in effect 24/7, so vehicles parked in reserved spaces without a valid and corresponding permit properly displayed will be subject to immediate towing.

2021 MEETING DATES

The 2021 Middle Village Homes Corporation meetings will be held at 7 p.m. on the fourth Tuesday of February, April, June, August and October. The April 27 meeting will include the Annual Meeting, and the October 26 meeting will include a budget hearing.

While the pandemic restrictions with in-person gatherings remain uncertain for 2021, notices will be sent out with information on either in-person meetings or virtual meetings with log-on information provided.

BULK TRASH DUMPING

It is illegal to dump trash and bulk items on common property; this behavior is strictly prohibited. Middle Village no longer provides dumpster services; every homeowner is responsible to properly dispose of their bulk trash items at the Montgomery County Trash and Recycle Center at the Shady Grove Transfer Station, 16101 Frederick Road, Derwood. Persons observed putting out bulk trash in the common areas of the property will be subject to immediate fine and further action.

TRASH/RECYCLE COLLECTION

Residents are reminded to properly dispose of their household trash in a marked receptacle with a closed lid to prevent spillage and trash blowing around the community. Residents putting out receptacles before or after the regular trash collection days on Tuesdays and Fridays, will be subject to fines and possible further penalties.

Please remember cardboard for recycling must be broken down and placed in your recycling bin. Recycling collection takes place on Wednesdays.

The Middle Village Board of Directors and management wish all our residents a very happy holiday season and a wonderful New Year.

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

NORTHGATE NEWS

Leaf removal ongoing

by the Northgate Board of Directors

McFall & Berry, Northgate's landscape contractor, should be working on finalizing leaf removal throughout Northgate. This column goes to press five days before publication, so the precise status is unknown. Inclement weather can cause delays, so please be patient. The work will be completed.

When the time comes to dispose of your Christmas tree, please note the following:

Please recycle any Christmas trees: Christmas trees are given a new life after being composted or chipped for mulch, so keep the tree in a natural state.

- Remove the stand and all decorations, including lights, ornaments, tinsel and garland. Be sure there is no metal attached to the tree.
- Remove any plastic bags from your tree.

- "Live" Christmas trees with root balls and artificial trees cannot be collected as yard trim.
- Set your Christmas tree at the curb by 7 a.m. on your recycling collection day.

If you need a bulk trash pickup after the holidays (or anytime), 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.

All bulk pickups must be placed curbside.

Residents of Overlea and McKendree I & II must bring their bulk items to the curb. No recyclable items will be taken as bulk, nor will construction material generated by a contractor. If a resident places a rug or carpet out for bulk pickup, it is acceptable.

If a homeowner has a carpet or rug contractor replacing rugs or carpet in the home, the contractor is responsible for the removal of the carpet or rugs.

Collections on the following holidays will be made on the next regularly scheduled service day: New Year's Day, Martin Luther King Junior Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day.

The deadline for applying to run for the board of directors is Friday, Dec. 18 at 5 p.m. Contact Sean Farrell at NorthgateHC@comsource.com for application information.

This is the last new column for the year. Thank you for your support during 2020.

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

Apply before you buy!

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.

Residents: please be sure to check www.montgomeryvillage.com and mvnews.online for HOA information and news.

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HOMES CORPORATIONS

STEDWICK SIGNALS

Winter is on the way

by Keith Silliman

The weather has cooled, the leaves have mostly fallen, Christmas and the New Year holidays will soon be here, and winter will bring colder temperatures. The 2021 year will be here before we know it.

The major topic discussed during the November Stedwick board of directors meeting was parking. This very familiar subject is of significant interest to many of our residents. A draft parking analysis and plan was presented to the board; it has many of the features of a plan implemented for the South Village Homes Corporation.

The analysis identified the availability of 1,420 marked parking spaces within Stedwick with its 1,260 houses, or about 1.1 marked parking spaces per house. There is considerable variability in the number of those parking spaces across the communities. The Heights and Ridges have no marked parking spaces, and Club Hill has 2.5 parking spaces per house. The other communities have from 1.2 to 1.5 parking spaces per house.

The proposed plan suggests a maximum number of three parking "passes" per household if there is no garage or driveway. The availability of a garage would reduce the number of parking "passes" by one, and the availability of a garage and driveway would reduce the number of parking "passes" by two. The proposal would impact households with more than three cars or that have garages that have been converted to living space or are utilized to store things other than cars.

Parking privileges for the occupants of households more than 90 days in arrears on their assessments may also be impaired. The proposed implementation of any parking pass plan would not occur before the middle of 2021. The possibility of cars from one community parking in another community is an unresolved issue. Comments, either pro or con, regarding this proposal are encouraged on the website or at the January or subsequent board meetings.

This proposed parking pass plan is not necessarily going to be implemented. However, it, or an amended version, is a reasonable alternative to the existing parking problem. Feedback from the county suggests that converting greenspace to additional parking is

not a viable option. Other ideas are solicited. If a reasonably fair and equitable alternative to the current situation cannot be implemented, the current approach will remain.

The management report provided to board members each month at the board of directors meeting, which summarizes activities and support provided by the Montgomery Village Foundation, is now being posted on the Stedwick Homes Corporation website. The availability of the report provides residents with additional insight into some of the significant activities of the Stedwick Homes Corporation.

Three of the nine Stedwick Board of Directors' positions will expire during the annual meeting in 2021. Nominations for candidates for those three positions will close at 5 p.m. on Friday, Jan. 4, 2021. Candidates must be in good standing with the Montgomery Village Foundation and the Stedwick Homes Corporation with regard to covenants and policies and must be current in all assessment payments. Contact Karen Kodjanian at 240-243-2347 or e-mail kkodjanian@mvmf.org for details of the nomination process.

The first round of leaf pickup has occurred, and the second is scheduled for the week of December 14. Look for signs at entry ways.

There will be no Stedwick Homes Corporation Board of Directors meeting in December. The next meeting is scheduled for 7:30 p.m. on Wednesday, Jan. 20, 2021. The first item on the agenda is residents time, which provides an opportunity for you to ask questions or express concerns and opinions. If you would like to attend that meeting, contact Karen Kodjanian at 240-243-2347 or e-mail kkodjanian@mvmf.org for the meeting contact information.

In the meantime, if you have an issue, concern or item to report, please visit the Stedwick Homes Corporation website at www.stedwickhc.com, contact our Stedwick Homes Corporation community manager at 240-243-2326, e-mail stedwickhc@mvmf.org or communicate via regular mail to the Stedwick Homes Corporation at 10120 Apple Ridge Road.

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

NORTH VILLAGE VIEW

Joy to the communities

by the North Village Board of Directors

This holiday season, your board of directors wishes all of our residents a healthy and joyous season as we end this very challenging year. We will continue to work hard to provide the services required to maintain North Village as a pleasant environment for all our families, while exercising reasonable fiscal constraint.

WATCH YOUR MAILBOX: PARKING PERMIT MAILING

The board is considering implementing a parking permit and tag system with a specific allotment of those for each household. Please be on the lookout for a special mailing about this topic and how you can respond and provide input.

ONE MORE TIME TO CURB'EM

Here are the final curbside leaf pickup dates: Monday, Dec. 14 to Wednesday, Dec. 16. Please do not rake leaves into the streets at any time. Wait until the BrightView Landscaping signs have been posted before raking leaves to the curb.

At all other times, homeowners are responsible for leaf removal either by bagging and recycling or mulching them. Leave them out on the curb in paper bags or a trash can for the county recycling on their regular service days. Branches should be trimmed to a 4-foot width and tied in bundles for county pickup.

SAY IF YOU SEE

"If you see something, say something." If you see folks hanging around that don't belong in our neighborhood, call the police. Each one of us should be looking out for our neighbors. If you see suspicious activity anywhere, please call the police at 301-279-8000. Of course, if it is an emergency, dial 911.

ASSESSMENT PAYMENT COMING DUE

Assessments are used to maintain our physical property such as the roads, street lights, curbs, storm drains, bike paths, sidewalks, common areas, tot lots, fences, signs, trees and all other community property. Assessments are also used to obtain trash and security services and to set aside reserve funds for larger maintenance items, such as road resurfacing.

You should have received your new 2021 assessment notice in the mail. Your annual assessment is due on Friday, Jan. 1, 2021; quarterly installments available, with the first due no later than Sunday, Jan. 31, 2021. With all of the excitement of the holidays, it's easy to overlook. Payment can be made either by mail or direct delivery to the MVMF offices, where there is a convenient drop-off box. Your community cannot function without the contributions of the residents. Please note that in 2021, the MVMF Office will no longer accept cash payments for assessment fees.

IMPORTANT**NUMBERS TO KEEP:**

Security APS 240-631-2399
Potomac Disposal 301-294-9700
MC Recycling - New Blue Bins - Scrap Metal 311
Pepco 877-737-2662
WSSC 301-206-4001

NEXT MEETING

The next North Village board meeting is scheduled for 7 p.m. on Thursday, Jan. 21, 2021. Due to the current COVID-19 pandemic, the meeting will be conducted via audio/video conference.

Individuals desiring to attend the January virtual board meeting must e-mail their intent to attend the meeting with their name and unit address to asteward@mvmf.org no later than noon on Thursday, Jan. 21, 2021. Management will then respond with further instructions.

Individuals desiring to speak to the board during residents time must e-mail their comments and or questions to asteward@mvmf.org no later than noon on Thursday, Jan. 21, 2021.

If you have any questions or want to report any problems, please call Community Manager April Steward at 240-243-2327.

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

Leaf Removal Schedule

Below is the anticipated leaf removal schedule for most of the homes corporations and condominium associations in Montgomery Village managed by MVMF. 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.

CHRISTOPHER COURT LAND ASSOCIATION

Thursday, Dec. 10

MARYLAND PLACE

Tuesday, Dec. 15

NORTH VILLAGE

The week of December 14

PATTON RIDGE

The week of December 7

SOUTH VILLAGE

The week of December 7

STEDWICK

The week of December 14

THOMAS CHOICE CONDOMINIUM

Thursday, Dec. 10

WHETSTONE

The week of December 7

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.

AT YOUR LEISURE

Boy Scouts "Moving" through Covid-19

by Sam Henry, Life Scout,
Troop 1988

The last few months have been rough for everyone with everything going on in the world. But now that we know how to properly socially distance and stay safe, Troop 1988 Scouts have begun enjoying the great outdoors once again! Through hiking our way up to Old Rag, to continuing our weekly meetings (outdoors), Troop 1988 has been staying active through these unprecedented times.

At the beginning of September, we saw the return of our weekly troop meetings. Although now only consisting of one patrol each week, it has been a great way to keep Scouts involved and progressing in our scouting careers. Although Village community centers are not open (due to Covid-19 restrictions), Troop 1988 has taken to holding meetings at The Isaac Walton League (Lois Green-Sligo Chapter), who

have gracefully allowed us to use their reservation for our weekly meetings.

Another way Troop 1988 has stayed active is through hiking. During September and October, Scouts went on practice hikes to prepare ourselves for a hike on Old Rag, which we completed in October! Through these hikes, Scouts learned a great deal about what kind of food to pack, preparedness and respect of others on the trails.

We also have our monthly campouts starting back up! And we hope to further ourselves in Scouting in light of everything that's happened this year. Finally, we aim to further our understanding of the great outdoors, and to "Do a Good Turn Daily" like The Scout Slogan teaches.

If you are interested in learning more about Troop 1988, visit www.bsatroop1988.org.



photo by Harley King

Thorny questions

To recycle or not to recycle, that is the question. Is it more prudent to trash the holiday greens, or to turn them into wee sanctuaries for little birds? And what is the future for those mountains of bright leaves, blown into piled high heaps and collected by the truckful each fall—just where do they go?

Enthusiastic and diligent environmentalists want answers to these and so many other recycling questions, and the Montgomery Village Garden Club provides the opportunity to learn. Montgomery County Department of Environmental Protection Recycling Coordi-

nator Alan Pultniewicz will offer an overview of the entire county recycling procedure at 7:15 p.m. on Monday, Dec. 14, promoting best practices for concerned county residents. He will also be available to answer those prickly questions recyclers confront.

For meeting connection instructions and other general information about the Montgomery Village Garden Club or this presentation, e-mail Montgomeryvillagegardenclub@gmail.com or visit find the garden club on Facebook (search "Montgomery Village Garden Club").



MONTGOMERY VILLAGE

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Meets every Tuesday morning at 7:30 a.m.
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RECREATION**Helping those in need this holiday season – food and toy drive**

The season of giving is upon us—help others in our area who may need a boost this holiday season. MVF is hosting contactless food and toy drive events to benefit residents in our own community. The goal this year is to work with local charities and keep all donations within the Village.

Although we are not able to hold our annual Holiday Concert and Toy Drive this year, we would still like to give back to the community, and we're expanding it to include a Food Drive as well! Residents who

feel so inclined may donate non-perishable goods and/or new, unwrapped children's toys or items from 8 a.m. to 2 p.m. on Saturday, Dec. 12 at Lake Marion Community Center, 8821 East Village Avenue.

This event will be contactless for your safety and convenience. Simply pull up to the front door and pop your trunk and staff will gladly retrieve items from your trunk. For more information, call 301-948-0110 or visit www.montgomeryvillage.com.

Indoor Pickleball

There are three upcoming Monday evening sessions: Jan. 4 to Jan. 25; Feb. 8 to March 1; and March 8 to March 29, 2021. Each session costs \$40/Resident and \$45/Non-resident—try one or join them all!

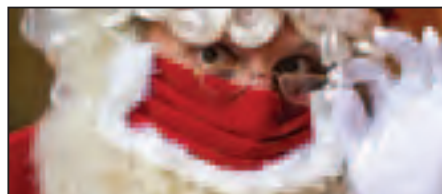
Beginners will practice from 6 to 7 p.m., Intermediate players from 7:10 to 8:10 p.m. and Advanced Beginners from 8:20 to 9:20 p.m. All participants must wear a face covering before and after class.

For more information or to register, contact Tara O'Shea at 240-243-2361, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.



When Santa comes to Montgomery Village, we hope you're there! We are hosting an outdoor event at Lake Marion Community Center where you can bring your letter to Santa, take some photos and grab a craft and hot cocoa to go!

Saturday, Dec. 12
10 a.m. to Noon
\$3 per person



Register for one of the following time slots:

4008.410 10 to 10:20 a.m.
4008.411 10:30 to 10:50 a.m.
4008.412 11 to 11:20 a.m.
4008.413 11:30 to 11:50 a.m.
4008.414 Noon to 12:20 p.m.

Each time slot is limited to 20 people.

Lake Marion Community Center, 8821 East Village Avenue

COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.



For more information or to register, call Tara O'Shea at 240-243-2361, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

The following statement applies to all MVF classes, programs and events: COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.

Jacki Sorensen's Aerobics

For more information or to register, call Tara O'Shea at 240-243-2361, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Circuit Fusion

For more information or to register, contact Tara O'Shea at 240-243-2361, e-mail toshea@mof.org or visit www.montgomeryvillage.com.



Children's dance classes



Gentle Yoga via Zoom



Participants must provide a valid e-mail address. For more information or to register, call 301-948-0110 or visit *www.montgomeryvillage.com*.

**The following statement applies to all MVF classes, programs and events:
COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.**

CONTACTLESS TOY DRIVE

**Saturday
Dec. 12
8 a.m. to 2 p.m.**

**Lake Marion Community Center
8821 East Village Avenue**

Montgomery Village Foundation will be hosting a contactless, drive through toy drop-off to benefit local families.

Place your new, unwrapped toy donation in your trunk and head to Lake Marion Community Center where staff will get the toys from your trunk in exchange for prepackaged treat packs of hot cocoa and cookies!

Families in need will be determined through collaboration with local schools, police and charities within the Village.

Holiday FOOD DRIVE

Saturday, Dec. 12 | 9 a.m. to 2 p.m.

A photograph showing two volunteers wearing face masks and red aprons sorting through a large pile of food cans and boxes on a table. The background is slightly blurred, showing more food supplies.

A photograph of a person from the chest down, wearing a grey t-shirt, holding a white rectangular sign that reads "FOOD DRIVE" in bold black capital letters. The sign is filled with various food items like cans and boxes.

Lend a helping hand by donating food to
local families in need for the holidays!

Staff will be available to accept your donations of unopened, non-perishable food in a contactless drive-thru at Lake Marion Community Center, 8821 East Village Avenue.

The logo of the YM and YWCA, featuring a stylized 'Y' inside a circle.

The Facebook logo, featuring a white 'f' inside a dark circle.

The Twitter logo, featuring a white bird inside a dark circle.

The Instagram logo, featuring a camera icon inside a dark circle.

The YouTube logo, featuring a play button icon inside a dark circle.

For more information or to register, call Tara O'Shea at 240-243-2361,
e-mail toshea@mfvf.org or visit www.montgomeryvillage.com.

RECREATION

Bootcamp Blast

Start your week with a blast! Joining Kimeshia for this high intensity class will challenge your cardio and muscular endurance, while delivering a total body workout that will boost your fitness level, blast calories and increase muscle tone and overall strength. Bootcamp Blast is a great addition to any workout program. Come push your limits and discover your new personal best!

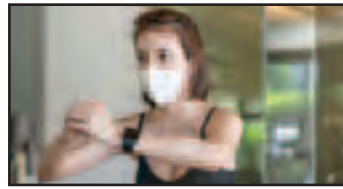
Bootcamp Blast is scheduled for 7 a.m. on Tuesdays through Dec. 29 at Lake Marion Community Center, 8821 East Village Avenue. This class costs \$80/Resident and \$90/Non-resident.

For more information or to register, call Kimeshia Junkins at 240-243-2334, e-mail kjunkins@mof.org or visit www.montgomeryvillage.com.

Free Couch to 5k training program

Have you ever wanted to do a 5k, but didn't have the time or training? There's no excuse not to start training with this free program! After completing the weekly challenges, complete a 5k at your own pace—run, walk or even skip through your 5k, because you have the option to personalize this experience! MVF will send you weekly reminders that include: routes within the Village and an 8-week plan to guide you to achieve your goal.

For more information or to register for this free training program, call 301-948-0110 or visit www.montgomeryvillage.com.



H.I.I.T.

Let's get that summer bod ready and kick it into high gear with MVF's new High Intensity Interval Training (H.I.I.T.) class with Sarah. Challenge yourself and improve your overall health, build strength, burn calories and sculpt your body. All fitness levels welcome! Participants are highly encouraged to bring their own mat.

Classes are scheduled for 7 a.m. on Thursdays, Jan. 14 to Feb. 18, 2021 at Lake Marion Community Center, 8821 East Village Avenue. H.I.I.T. costs \$60/Resident and \$70/Non-resident.

For more information or to register, call Sarah Maizel at 240-243-2338, e-mail smaizel@mof.org or visit www.montgomeryvillage.com.

MVF Soccer Clinics

Our name might have changed, but the fun keeps getting better and better! MVF Soccer participants will practice skills and techniques such as dribbling, passing, agility, speed, scoring and throwing the ball. This well-structured learning experience is for all skill levels.

Ages 3 to 5 practice from 9:20 to 10 a.m. and ages 5 to 7 practice from 10 to 10:50 a.m.

on Saturdays, Jan. 9 through Feb. 27, 2021 at Lake Marion Community Center, 8821 East Village Avenue. Ages 3 to 5 cost \$70/Resident and \$80/Non-resident; ages 5 to 7 cost \$80/Resident and \$90/Non-resident.

For more information or to register, call Sarah Maizel at 240-243-2338, e-mail smaizel@mof.org or visit www.montgomeryvillage.com.

Stay tuned online at www.montgomeryvillage.com and our facebook page <https://www.facebook.com/MontVillageMD> for registration information for MVF Summer Camps!

T-Ball Clinic

Bring your little baseball players for a fun and interactive learning experience. Participants will develop the skills and fundamentals of hitting, base running, fielding, throwing and catching, all in a fun atmosphere! The class will provide positive group interactions, cooperation and team work. This well-structured learning experience is for all levels.

T-Ball Clinic is scheduled for Tuesdays, Jan. 12 to March 2,

2021 at Lake Marion Community Center, 8821 East Village Avenue. Ages 3 to 5 will be from 4:30 to 5 p.m. and cost \$70/Resident and \$80/Non-resident; ages 6 to 8 will be from 5:10 to 5:50 p.m. and cost \$80/Resident and \$90/Non-resident.

For more information or to register, call Tara O'Shea at 240-243-2361, e-mail toshea@mof.org or visit www.montgomeryvillage.com.

Yoga

Looking for ways to exercise your mind and body? We have just the class for you! Join Kirsten from 7 to 8 p.m. on Wednesdays at Lake Marion Community Center, 8821 East Village Avenue, for this hour-long energizing yoga class.

Classes are for beginner/intermediate levels. Please bring your own yoga mat, and wear a face covering. All participants must pre-register

for class, no drop-ins accepted. Classes run from Wednesday, Jan. 6 to Wednesday, March 24, 2021; a Zoom option to participate is also available. Yoga costs \$156/Resident and \$166/Non-resident.

For more information or to register, contact Tara O'Shea at 240-243-2361, e-mail toshea@mof.org or visit www.montgomeryvillage.com.

STRENGTH & FLEXIBILITY



Jan. 5 to March 25

4020.104 Tuesday & Thursday 6 to 7 p.m.

1x per week: \$112/Resident, \$122/Non-resident

2x per week: \$210/Resident, \$220/Non-resident

Participants must register in advance; no drop-ins are allowed at this time.

Lake Marion Community Center, 8821 East Village Avenue

COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.



For more information or to register, call Tara O'Shea at 240-243-2361, e-mail toshea@mof.org or visit www.montgomeryvillage.com.

Basketball Express

Youth Basketball Training
for ages 6 to 12

Sundays
Jan. 10 to March 28

Lake Marion Community Center
8821 East Village Avenue



4034.414 Ages 6 to 8 11 to 11:50 a.m.

4034.415 Ages 9 to 12 Noon to 12:50 p.m.

\$180/Resident, \$190/Non-resident

Participants must register ahead of time; no drop-ins are allowed at this time

COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.



For more information or to volunteer, call Tara O'Shea at 240-243-2361, e-mail toshea@mof.org or visit www.montgomeryvillage.com.

MV SENIORS

seniors in action

Stedwick Community Center, 10401 Stedwick Road

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

Your first visit to one of our programs is free!

FALL Session through Friday, Dec. 28

Looking for something to do? Register now and come Zoom with Seniors in Action, Mondays through Fridays! These are fun, interactive Zoom sessions for ages 55+ to keep you engaged, educated, and having fun.

MONDAY

Zumba Gold with Kirsten V. 10 to 11 a.m.
Come learn new dance moves and stay active!

Bridge Online with Ralph 1 to 3 p.m.
Are you interested in playing Bridge online? Contact Ralph at collingralph@gmail.com.

TUESDAY

Book Discussion 10:15 to 11:45 a.m.
Third Tuesday each month
Dec. 15: We will discuss any fiction or non-fiction about significant historical figure from 1930's or 40's.
Jan. 19: "The Color of Water" by James McBride

Games/Bingo Noon to 1 p.m.
Come play word games, Bingo, and fun interactive games. Learn something new each week.

WEDNESDAY

Video Yoga Noon to 1 p.m.

Bridge Online with Ralph 1 to 3 p.m.
Are you interested in playing Bridge online? Contact Ralph at collingralph@gmail.com.

Craft & Laugh! 2 to 3 p.m.
Work on your current project at your favorite Zoom location, share and laugh as we create and chat.

THURSDAY

Chair One Fitness 11:45 a.m. to 12:45 p.m.
Dec. 10

Stay Fit for Seniors 11 a.m. to Noon
Dec. 17 and Dec. 31
Every other Thursday alternate between Chair One Fitness and Stay Fit for Seniors.

FRIDAY

Tea-Time & Trivia Noon to 1 p.m.
Bring your favorite beverage, relax, chat and play a game or two of Trivia.

Friday Night Happy Hour 7 to 8 p.m.
Bring your favorite drink, come chat and enjoy your Friday night!

Coming up...



Join us for a special Zoom presentation and discussion about pain management with Mehrdad Michael Massumi, MD from 2 to 3 p.m. on Tuesday, Dec. 8. Dr. Massumi is a board-certified specialist in Physical Medicine & Rehabilitation. He is a Fellow of the American Academy of Physical Medicine and Rehabilitation and a Diplomate of the American Academy of Pain Management.

After graduation with honors from the University of Birmingham Medical School, United Kingdom, in 1982 and two years of surgical residency training at the Washington Hospital Center in Washington, D.C., he undertook and successfully concluded his residency in Rehabilitation Medicine in Seattle, Wash. in 1988. He has remained active at the Harvard Postgraduate Medical Association since 2006.

Dr. Massumi has been in practice in Maryland for 32 years and has been the founder or director of many rehabilitation, spine and pain clinics at a number of Baltimore Metropolitan hospitals.

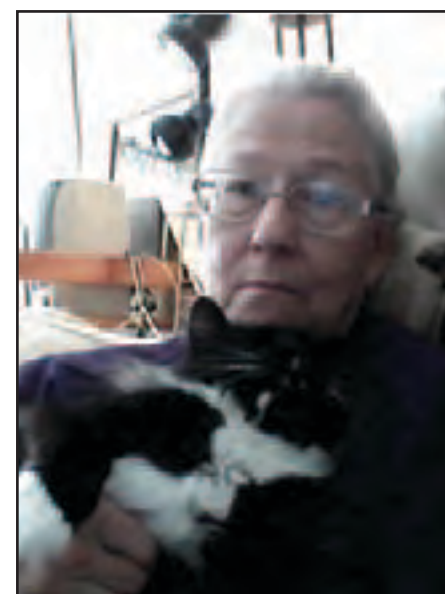
During this time of distancing, Seniors in Action members have adjusted most of their activities to include lots of Zoom meetings, but with the technology they can still chat, play games and have some great discussions.

Take ACTION and sign up to become part of the most distinct & diverse groups in Montgomery Village!

Spotlight on Seniors...

Jill Groce was born in Washington, D.C., grew up in Silver Spring and has lived in Montgomery Village for 30 years. She is a retired editor and administrative assistant for multiple government agencies and contractors. Jill is a big fan of Maryland and the Chesapeake Bay. She joined Seniors in Action more than 10 years ago, looking for activities to keep boredom from setting in between freelance projects. During her time in SiA, she's learned a lot and laughed a lot and had a lot of fun, she says.

Jill has always been a cat lady. She volunteers as a foster coordinator for the Animal Welfare League of Montgomery County, an all-volunteer, no-kill cat shelter in downtown Gaithersburg (www.awlmc.org). AWLMC takes in cats from other shelters and makes sure they find loving forever homes. Jill says they're always in search of new volunteer cat people (hint, hint). Her diabetic guardian foster kitty, Zack, has taken over her house, and he often takes over Jill herself. We are happy to have you in Seniors in Action, Jill!



REGISTRATION

Not a member of Seniors in Action? Take ACTION and sign up to become part of the most distinct & diverse group in Montgomery Village! Sign up today for a nominal fee for our September through December session at the MVF Office, 10120 Apple Ridge Road or online at www.montgomeryvillage.com. Need more information? Please contact Susan Baldrige, Seniors in Action Activity Coordinator, at sbaldrige@mvf.org.

Not receiving the weekly SiA e-mails? E-mail sbaldrige@mvf.org to be added to the e-mail list. Get updates and changes related to Seniors in Action. Sign up for the Seniors in Action e-mail list for more information!

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or call 240-243-2331

CLASSIFIED AD DEADLINE

MONDAY,
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 - Reject advertisements that are inflammatory, slanderous, libelous, lewd or include other language deemed inconsistent with the Foundation’s mission and policies.
- No cash refunds or credit adjustments will be made after the advertisement has been published.
- No credit adjustments will be made after 30 days of publication of the original incorrect insertion.
- The *Village News* is not liable for any additional costs resulting from the recurring insertions of the original incorrect advertisement if the error has not been reported to the *Village News* in writing by the advertiser within 30 days of publication of the original incorrect insertion.
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- Advertiser agrees to indemnify, defend and save harmless the *Village News* and MVF from any and all liability for content including text, illustrations, representatives, sketches, maps, trademarks, labels or other copyrighted matter, or advertisements printed or the unauthorized use of any person’s name or photograph arising from the publisher’s reproduction and publishing of such advertisements pursuant to the advertiser’s or agency’s order. The *Village News* reserves the right to reject, discontinue or omit any advertising or any part thereof at any time. This right shall not be deemed to have been waived by acceptance or actual use of any advertising matter.
- No cancellations accepted after publication deadline.

Classified Advertising Order Form

Issue date(s) this ad is to run: _____

Please check the appropriate Section for your ad:

☐ For Sale

☐ Garage Sale

☐ House for Sale

☐ Child Care

☐ House for Rent

☐ Lost & Found (*FREE to Village Residents*)

☐ Help Wanted

☐ Giveaway (*FREE to Village Residents*)

☐ Services

☐ Other _____

Submit a photo of your lost pet at no additional charge.

Title: _____

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Classified Rates: \$12 for 20 words or less and 40 cents for each additional word. Phone numbers count as one word.
Deadline: 5 p.m. Monday prior to issue date

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Just Listed



FERNSHIRE FARMS \$430,000

LOVELY TOWNHOME CLOSE TO EVERYTHING!

Beautiful 3-level townhome offers 3 bedrooms, 3 full baths & 1 half bath – hardwood floors on 1st and 2nd floors, table space kitchen, separate dining room, large living room – finished walkout basement with fireplace, recreation room, full bath

and utility/laundry room – deck and fenced backyard – two assigned parking spaces – excellent location close to shopping and commuting routes.

For Sale



WASHINGTONIAN WOODS \$798,500

SPACIOUS HOME IN A GREAT NEIGHBORHOOD!

Beautifully renovated 4 BR, 3.5 BA single family home in sought after neighborhood – new and improved throughout! Includes: gorgeous hardwood floors on main level; fabulous new kitchen w/white cabinets, stainless steel appliances, cooktop,

double ovens and quartz counters; new carpet and paint in designer-approved color scheme; LR with built-in bar and fireplace; family room has cathedral ceiling, fireplace and french doors leading to deck; finished basement with den, recreation room, built-in bar. Utility room, tons of storage; deck with built-in seating. Excellent location close to Rio, Crown and commuting routes.

Sold

18916 N Meadow Fence Rd., Whetstone	\$502,000
19809 Greenside Terrace, Fairway Islands	\$366,000
9608 Whetstone Drive, Whetstone	\$510,000
12731 Catoctin Furnace Rd, Thurmont, MD	\$301,000
118 Ivywood Drive, Stafford, VA	\$325,000
10104 Hellingly Place, Christopher Court	\$195,000
9642 Horizon Run Rd., Horizon Run	\$290,000
18704 Pier Point Place, Millrace	\$275,000
10332 Watkins Mill Place, Stedwick	\$310,000
9705 Lookout Place, Lakeside of Whetstone	\$539,900
20427 Aspenwood Lane, The Points	\$436,500
9509 Aspenwood Court, The Points	\$435,000
9505 Aspenwood Court, The Points	\$420,000
20220 Darlington Drive, Williams Range	\$435,000
20517 Highland Hall Drive, Pleasant Ridge	\$520,000

COVID-19 has rocked the economy and hurt many industries, but the real estate market is still active. Let's talk about how we can safely list and sell your home, even in the midst of a pandemic.



Wishing you
Happy Holidays
and a

VERY HAPPY NEW YEAR

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