

Montgomery Village News

Volume XLVIII, No. 13

July 13, 2018

www.montgomeryvillage.com



photo by Kristen Marrs

Bus Rapid Transit update given to MVF Board

by Mike Conroy

At the June 28 Montgomery Village Foundation (MVF) Board of Directors meeting, Bus Rapid Transit (BRT) Project Manager Corey Pitts provided an update to the project and what residents could expect to see in the near future.

Pitts noted that the goal of the BRT on MD 355 project is to improve speed, ease of use, reliability and comfort for riders; Montgomery County DOT is looking to make trips on the BRT consistent and reliable for public transportation users. To accomplish this along the 22-mile stretch from Clarksburg to Bethesda, MCDOT plans to implement dedicated lanes (where available); enhanced vehicles with WiFi and USB

charging ports; comfortable stations with weather protection, pre-payment kiosks and real-time transit information; level boarding for easy access onto buses; enhanced pedestrian and bicycle facilities; and Transit Signal Priority to help keep buses moving.

Phase 1 of the MD 355 BRT plan was completed in 2017, outlining a Preliminary Purpose and Need Statement and Conceptual Alternative Report. Phase 2, which will end this year, is an alternatives analysis led by MCDOT. Pitts noted the objective of Phase 2 was to identify one Recommended Alternative that,

See BUS RAPID TRANSIT page 5

Spitz-O-Matic and Camp Tiny Feet friends cranked up the beat and danced around Whetstone Community Center on July 10. Catch Spitz at KidJAM at the Gordon W. Bowie Music Pavilion in South Valley Park, 19003 Watkins Mill Road, on Wednesday, July 25 at 10:30 a.m.

MVF Board approves Recreation Strategic Plan

by Mike Conroy

Since being hired as Director of Recreation and Parks in August 2017, Duncan Mullis has been leading his team in a strategic planning exercise to help guide the future of Recreation and Parks offerings and amenities for the next several years. The detailed plan, called "MV: A More Active Tomorrow," aims to "positively impact the quality of life for the Montgomery Village community through enhancing programs, parks, pools and facilities."

The seven-month-long process has engaged residents, staff, committees and the Montgomery Village Foundation (MVF) Board of Directors to produce a set of goals for each of the department's key areas: programming, aquatics, parks and facilities. The plan proposes realistic goals for meeting diverse community needs and shifts some current practices to make recreation opportunities available on a broader spectrum.

The Board adopted the plan at its June meeting, after previewing and making suggested changes during the annual retreat earlier in the month. The full Recreation Strategic Plan—including goals, survey finding and demographic

information—can be found online at www.montgomeryvillage.com.

See MVF BOARD page 6

SUMMERS
AT SOUTH VALLEY PARK

July 15
Sunday Evening Concert
19th Street Band | 6 p.m.

July 18
KidJAM – Pirate Magic
10:30 a.m.

July 22
Sunday Evening Concert
Leify Green | 6 p.m.

July 25
KidJAM – Spitz-O-Matic
Bubble Dance Party
10:30 a.m.

July 29
Sunday Evening Concert
Southern Charm | 6 p.m.

See the full schedule on page 7

Sign up today for the last two sessions of Camp Tiny Feet!

Ages 3 ½ to 6

camp meets:
9 a.m. to 12:30 p.m.
Whetstone Community Center
19140 Brooke Grove Court

| | |
|-------------------------|--|
| Fee per Session* | \$240/Resident \$250/Non-resident |
|-------------------------|--|

Session 3 July 16 to July 27
4006.303
Theme: Let's Wing It
Learning about our feathery friends with a special craft and games led by the Montgomery Village Conservation Corps!

Session 4 July 30 to Aug. 10
4006.304
Theme: Color Me Crazy
Wrapping up the camp season with a special tie dye and ice cream sundae party!

www.montgomeryvillage.com

LOOK INSIDE

Summers at South Valley Park in full swing



See page 7

MVF's Annual Independence Day 5K and parade results

See page 9

Girl Scouts visit Seniors in Action



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MVF MEETING AGENDAS

MVF BOARD OF DIRECTORS

The MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, July 26 in the North Creek Board Room, 20125 Arrowhead Road.

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) meeting is scheduled for 5 p.m. on Wednesday, Aug. 1 in the North Creek Board Room, 20125 Arrowhead Road, to review residents' requests for exterior modifications. The board requests that homeowners contact the Foundation if they plan to attend and if their contractors will accompany them.

COMMUNICATIONS COMMITTEE

The Communications Committee meeting is scheduled for 7 p.m. on Wednesday, Aug. 8 at the MVF Office, 10120 Apple Ridge Road.

INVESTMENT COMMITTEE

The Investment Committee meeting is scheduled for 7 p.m. on Monday, July 16 in the North Creek Board Room, 20125 Arrowhead Road.

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

Montgomery Village Business/Economic Development Roundtable

MVF will be hosting a meeting to discuss what programs and strategies are available to assist businesses and commercial property owners in Montgomery Village. A number of county agencies have been invited to attend, as well as Tina Benjamin, Special Projects Coordinator with the County Executive's office, who works with Enterprise Zone designations. The meeting is scheduled for 7 p.m. on Tuesday, July 31 in the North Creek Board Room, 20125 Arrowhead Road.

NEIGHBORHOOD NOTEBOARD

CENTER COURT CONDOMINIUM

The Center Court Condominium meeting is scheduled for 7 p.m. on Tuesday, July 24 at the Heron's Cove Office, 19101 Mills Choice Road.

EAST VILLAGE

The East Village Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, July 17 at the Lake Marion Community Center, 8821 East Village Avenue.

MARYLAND PLACE

The Maryland Place Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, July 18 in the North Creek Board Room, 20125 Arrowhead Road.

PARK PLACE I CONDOMINIUM

The Park Place I Condominium meeting is scheduled for 7 p.m. on Thursday, Aug. 9 at the Gaithersburg Library, 18330 Montgomery Village Avenue. This includes the Annual Meeting.

PARK PLACE II CONDOMINIUM

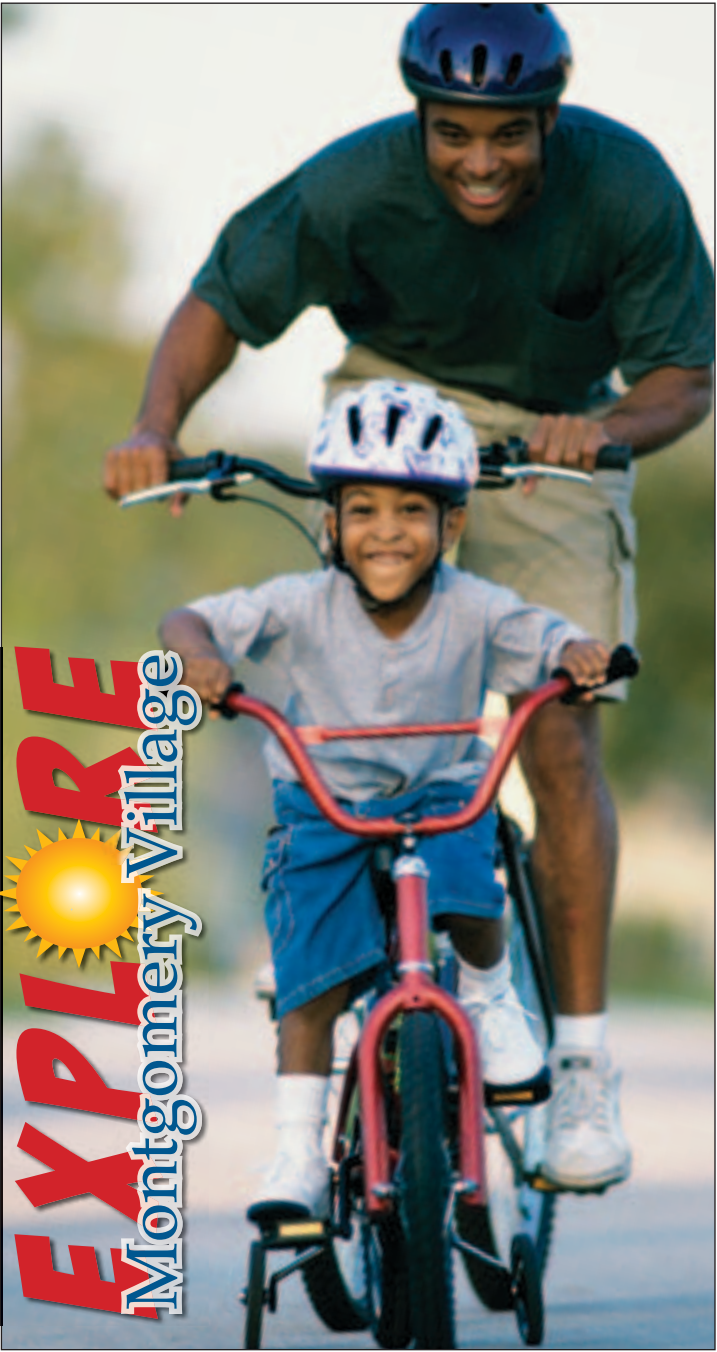
The Park Place II Condominium meeting is scheduled for 7 p.m. on Wednesday, Aug. 8 in the North Creek Board Room, 20125 Arrowhead Road. This includes the Annual Meeting.

PATTON RIDGE

The Patton Ridge Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, July 24 at the MVF Office, 10120 Apple Ridge Road.

SOUTH VILLAGE

The South Village Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, July 25 North Creek Board Room, 20125 Arrowhead Road.



**Copy & Ad
DEADLINES**

**• NEXT
ISSUE**

Friday, July 27

COPY:

E-MAILED OR ON DISK DUE:*
 MONDAY, JULY 23 AT NOON
**preferred method of receipt*

MAILED, FAXED OR TYPED DUE:
 FRIDAY, JULY 20 AT 5 P.M.

Attention writers:
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 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.

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Montgomery Village News

Serving the residents of Montgomery Village

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

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

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

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



MVF Board of Directors

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Directors
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Scott Dyer
Laura Franke
Jerome Leonard
Jim Marsh
Pete Young

Executive Vice President
David Humpton

Student Representative
Chioma Nwoye

PRESIDENT'S MESSAGE

Montgomery Village needs your vote



by Glenn Gargan
MVF President

As always, it was wonderful to see so many people at our Annual Fourth of July Parade last week. The weather and venue were both excellent, and I appreciate the effort by so many to make this a success again this year.

I have had something on my mind for a while, and I have waited until after the primary election to share with you. The Montgomery Village Foundation (MVF) is an apolitical organization; one where we do not endorse any political candidate, party or platform, and I will not be doing that in this column. I have, however, heard something surprising over the past several years from handfuls of elected officials and others from various parties which, quite frankly, set me aback when I first heard it, and still does whenever I hear it again. Allow me to digress.

One of the many things that MVF and various Board members have done for decades is to testify in front of the Montgomery County Council and/or the State of Maryland, on various issues that may affect the Village or its residents. As you are aware, the district boundaries for some county and state elected positions incorporate a portion of Montgomery Village as well as pieces of other jurisdictions. With current generic data on the voting records of these districts and precincts, anyone can now obtain the voting record and activity for each area and official office as a whole.

This explains why in the recent past, while discussing Village concerns or upcoming legislation with some elected officials, I have been told the

following: "you don't vote." More specifically, Montgomery Village doesn't vote. The first time I was advised of that—once I regained my bearings—it was further explained to me: "the percentage of registered voters in Montgomery Village that actually vote is extremely low, especially compared with other areas surrounding it." What this implies is that if our wheel has very little or no squeak, the grease goes elsewhere, where it might bring more votes.

For some of these offices, Montgomery Village constitutes a mathematical minority of constituents, so we are at a disadvantage from the start. The fact that an official can "count on" a small turnout could lead to concern that legislative attention might go to those issues and concerns favoring the voters in those specific districts outside of Montgomery Village. In this day and age, I shouldn't be surprised that the overall activities from the county and state boards of elections are data-mined, or that this information is now a part of specific candidate election strategies. I am somewhat astounded that it has become an apparent tool for operational decision-making by elected officials.

All of which leads me to my point here. Perhaps it is the last vestiges of the July 4th Parade and patriotism showing, but I would strongly encourage any and all registered voters this coming fall to exercise their right to vote, and all non-registered voters to register and do likewise. I do not care who or for what party or issues you vote for. I am more interested in the making of a statement that "hey, we're over here paying our taxes...and we count too!"

As is tradition, I invite you to get involved. Volunteerism is the secret ingredient in Montgomery Village, and the plethora of skills and talents present in our community can only ensure our continued improvement if you and your neighbors volunteer.

Your input and feedback to me at garganmvf@gmail.com is welcome.

Best regards,
Glenn

MVF BOARD MOTIONS

MVF BOARD OF DIRECTORS MOTION LIST June 28, 2018

1. Mr. Dyer moved to approve the minutes of the regular meeting held May 31, 2018 as presented. The motion was seconded and passed unanimously.
2. Mr. Leonard moved to approve the notes of the MVF Board retreat held June 2, 2018. The motion was seconded and passed with a vote of 8 for and 1 (Mr. Dyer) abstaining.
3. Mr. Dyer moved to accept the Action List as presented. The motion was seconded and passed unanimously.
4. Mr. Young moved to accept the revisions to the Collection Policy as presented. The motion was seconded and passed unanimously.
5. Mr. Marsh moved to approve the MVF Mission and Guiding Principles as amended. The motion was seconded and passed unanimously.
6. Mr. Dyer moved to approve the Recreation and Parks Strategic Plan as presented. The motion was seconded and passed unanimously.
7. Mr. Dyer moved to approve the revisions to the architectural criteria to The Heights in Stedwick as presented. The motion was seconded and passed unanimously.
8. Mr. Marsh moved to approve the revisions to the architectural criteria to Walkers Choice in South Village as presented. The motion was seconded and passed unanimously.
9. Mr. Dyer moved to approve the revisions to the architectural criteria to The Reach in East Village as presented. The motion was seconded and passed unanimously.
10. Mr. Dyer moved to approve the proposal from Brigade Holdings to install LED lighting in the MVF Office building at a net cost of \$0 after the Pepco rebate. The motion was seconded and passed unanimously.
11. Mr. Young moved to accept the committee reports as a whole. The motion was seconded and passed unanimously.
12. Ms. Franke moved to adjourn the regular meeting at 8:46 p.m. pursuant to Section 11B Real Property, of the Annotated Code of Maryland (Maryland Homeowners Association Act) to go into closed session for (viii) Discussion of individual owner assessment accounts. The motion was seconded and passed unanimously.

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

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

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

2. The *Montgomery Village News* will make every effort to publish all letters received during the weeks prior to publication 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. 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 300 words. Longer letters will be eliminated from consideration for publication in the *Village News*. As time permits, the writers may be notified and given the opportunity to shorten the letter for future publication. Letters exceeding 300 words which meet all other criteria of this policy may be published on the MVF website.

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

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

9. 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 mvnnews@mvf.org.

E-mail letters to mvnews@mvf.org.

IN THE NEWS

South Valley Park update

The grass on the field at South Valley Park was sprigged earlier this week. The field has been graded, the irrigation system is in the ground, and the new fence is being installed. It won't be long until this premiere field is ready for players! Residents are reminded to remain off the field while the renovation is underway.



Bus Rapid Transit

Continued from page 1

among other things, developed and assessed an operations plan and recommended implementation phases.

The phased design and implementation is anticipated to begin in 2019. Pitts said this would likely be a segmented project with each part building on the success of the previous part, in a logical order. He also noted that the new 60-foot buses would be articulated and able to hold 90 passengers. The fleet will run on diesel fuel, as the electric technology for the larger buses has not been proven efficient as of yet.

Pitts said that MCDOT is providing as many outreach opportunities as possible, and community meetings, focus groups and Corridor Advisory Committees will be established as the project progresses. He added that MCDOT will be present at the MV Farmers'

Market later this season to answer questions and share literature.

He shared concepts for the station prototype design, noting the distinct characteristics each would have. The design calls for protective windscreens, seating, bike racks, landscaping and storm-water management, a ticket vending/reading machine and real-time arrival information board. He said the stations would be scalable to accommodate additional seating and windscreens as necessary. The goal is to have Net-Zero impact with the stations.

For more information or questions, contact BRT Project Manager Corey Pitts at 240-777-7217 or e-mail Corey.Pitts@montgomerycountymd.gov.

I-495 and I-270 Managed Lanes Study upcoming public workshops

Throughout July, the Maryland Department of Transportation State Highway Administration (MDOT SHA) will host a series of I-495 and I-270 Managed Lanes Study Public Workshops in Montgomery and Prince George's counties to present:

- Study status and schedule;
- Purpose and Need summary;
- Preliminary Range of Alternatives developed from the scoping process; and
- Screening Criteria to evaluate the alternatives

The meeting formats will include static board displays, scheduled general presentations and small working group tables. The workshops will be held from 6:30 to 7:30 p.m. with general presentations occurring at 6:30 and 7:30 p.m.; presentations will last approximately 30 minutes. The boards and small working group tables will be available throughout the meeting with technical staff available for discussion of comments and questions. Alternative descriptions and simple graphics featuring typical details of the

potential improvements will be presented. Environmental and property information will not be available at this stage of the study. A virtual workshop will also be available on the program website www.495-270-p3.com starting Tuesday, July 17.

WORKSHOP DATES AND LOCATIONS

Tuesday, July 17
Eleanor Roosevelt High School
7601 Hanover Parkway
Greenbelt

Wednesday, July 18
Clarksburg High School
22500 Wims Road
Clarksburg

Tuesday, July 24
Central High School
200 Cabin Branch Road
Capitol Heights

Wednesday, July 25
Thomas W. Pyle Middle School
6311 Wilson Lane
Bethesda

For more information, including directions to the workshop locations, visit www.495-270-p3.com.



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IN THE NEWS

MVF Board

Continued from page 1

OTHER AGENDA ITEMS

Several architectural criteria were reviewed and approved by the Board. In The Heights of Stedwick, a new gate style for residents to choose from was approved, as a result of scheduled inspections and an appeal to the Architectural Review Board (ARB). In South Village, a new trim color – McCormick #110 “Greystone” – was approved to give residents a third color option for this area of their homes. In The Reach (East Village), changes to the fence criteria were approved, resulting in a more cost-effective option for residents that still retains the overall design of the original fence to remain intact. All of these updates were approved by the individual homes corporations and the ARB before coming to the MVF Board.

During the Board retreat on June 2, the Board reviewed the Mission, Vision and Strategic Goals of the organization. During the discussion, several suggested additions were noted, reflecting the Board’s recognition and appreciation for the Village’s diversity; the need for inclusion and engagement

of all residents in MVF activities; partnering with the police and schools that serve the community; and the desire to promote business and economic development in Montgomery Village. The proposed changes were adopted.

Revisions to the MVF Collection Policy were also approved. The edits made to the policy did not change the terms for collection or acceleration, but more accurately reflect the language that is used by the county court system in order to keep the efficiency of the collections process.

Finally, the Board awarded a bid to Brigade Holdings, Inc. through a Pepco grant to upgrade the LED lighting fixtures at the MVF Office. The upgrade from the fixtures installed in 2015 will cut the kilowatt hour output in half, resulting in an annual energy savings of \$2,320.

EVP REPORT

Executive Vice President (EVP) Dave Humpton noted that staff has been busy with the summer season in full swing. He said camps are engaging, pools are being used and summer programs are in

full swing. Humpton relayed that Montgomery Village has and has had a strong resident presence on the UpCounty Advisory Board (UCAB) and commended those dedicated to serving in that capacity.

Additionally, Humpton talked about how discussion from the Board retreat prompted investigation into whether or not Montgomery Village could apply for status as an Enterprise Zone. He said that while the application must be approved by the county and the state, based on initial findings, if approved, Montgomery Village could benefit from the designation, which would offer development incentives in the area. Humpton expressed the desire to establish a business roundtable to discuss the potential and support the endeavor.

TREASURER’S REPORT

MVF Treasurer Bob Carey gave the financial report for both the month of May and year-to-date (YTD). Carey once again noted MVF’s strong financial position with \$8.6 million in Cash and Investments showing on the Balance Sheet.

He reported that Revenue for the month was ahead of budget by \$37,000, and ahead of budget by \$250,000 YTD. Overall, all areas are favorable to the budget, except *Village News* advertising.

Personnel and Operating costs were reported as below budget due to previously unfilled positions and prudent spending by staff. It was noted that Personnel Costs would rise in the coming months due to seasonal staff.

NEXT MEETING

The next MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, July 26 in the North Creek Board Room, 20125 Arrowhead Road. The meeting begins promptly at 7:30 p.m. with Residents Time. Residents are invited and encouraged to attend. The meeting agenda and information packet will be available online at www.montgomeryvillage.com the week of the meeting.



MVF Financial Reports - May 2018

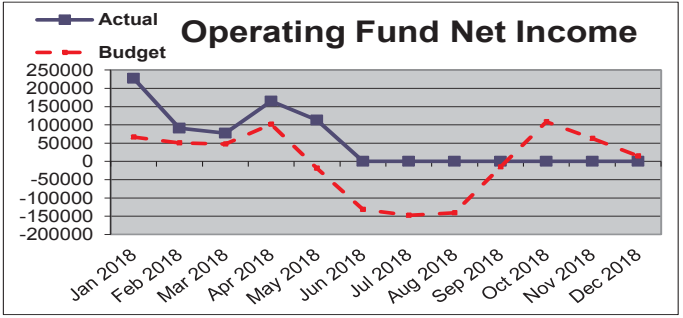
OPERATING FUND - STATEMENT OF INCOME & EXPENSE

| | May 2018 | | | YTD May 2018 | | |
|-------------------------------|----------------|-----------------|---------------------|------------------|------------------|---------------------|
| | Actual | Budget | Variance (Unfav) | Actual | Budget | Variance (Unfav) |
| Revenue: | | | | | | |
| Assessments | 527,587 | 527,548 | 38 | 2,637,977 | 2,637,742 | 236 |
| Assessment Fees | 620 | 3,374 | (2,754) | 91,985 | 89,313 | 2,672 |
| Transfer Fees | 4,650 | 2,980 | 1,670 | 14,175 | 11,097 | 3,078 |
| Disclosure Fees | 14,837 | 14,233 | 604 | 62,839 | 52,042 | 10,796 |
| Advertising revenue | 4,674 | 6,494 | (1,819) | 38,650 | 53,605 | (14,955) |
| Pool Memberships/Rental Fees | 33,675 | 17,845 | 15,830 | 68,271 | 40,801 | 27,470 |
| Camps & Classes | 25,987 | 20,855 | 5,132 | 131,963 | 111,480 | 20,483 |
| Management Fees | 68,126 | 66,707 | 1,419 | 339,914 | 333,537 | 6,377 |
| Capital Contribution fee | 19,522 | 11,466 | 8,056 | 207,421 | 40,205 | 167,217 |
| Other Income | 28,948 | 20,493 | 8,455 | 85,749 | 63,823 | 21,925 |
| Total Revenue | 728,626 | 691,995 | 36,631 | 3,678,944 | 3,433,644 | 245,300 |
| Personnel Costs: | | | | | | |
| Salaries & Wages | 241,385 | 273,458 | 32,073 | 1,197,335 | 1,317,258 | 119,923 |
| Payroll Taxes & Benefits | 77,686 | 82,189 | 4,503 | 386,512 | 410,640 | 24,128 |
| Personnel Costs | 319,071 | 355,646 | 36,576 | 1,583,848 | 1,727,898 | 144,051 |
| Business Expenses | 20,756 | 17,766 | (2,990) | 60,384 | 67,834 | 7,450 |
| Office Supplies | 871 | 3,678 | 2,807 | 19,480 | 19,391 | (89) |
| Program/Maint Supplies | 7,343 | 32,510 | 25,166 | 31,894 | 58,421 | 26,528 |
| Occupancy | 17,552 | 23,873 | 6,322 | 72,725 | 85,125 | 12,400 |
| Office Expenses/Svc Contracts | 24,554 | 28,674 | 4,120 | 123,978 | 176,230 | 52,252 |
| Equip Maintenance | 3,486 | 6,355 | 2,869 | 23,159 | 21,955 | (1,204) |
| Vehicle Expenses | 2,539 | 2,246 | (292) | 9,503 | 11,902 | 2,399 |
| Financial & Legal | 13,052 | 6,817 | (6,235) | 58,243 | 54,649 | (3,595) |
| Insurance | 11,908 | 12,085 | 177 | 36,953 | 37,008 | 55 |
| Printing | 11,085 | 10,778 | (307) | 35,128 | 35,884 | 756 |
| Landscape/Maintenance | 66,945 | 102,037 | 35,092 | 263,630 | 338,310 | 74,681 |
| Security | 156 | 206 | 50 | (3,324) | 1,432 | 4,756 |
| Other | 8 | - | (8) | 176 | - | (176) |
| Operating Costs | 180,255 | 247,026 | 66,771 | 731,930 | 908,142 | 176,212 |
| Contribution to Reserves | 95,910 | 95,910 | 0 | 479,549 | 479,549 | 0 |
| Contribution to CCF | 19,522 | 11,466 | (8,056) | 207,421 | 40,205 | (167,217) |
| Purchases of Assets | 866 | 433 | (433) | 2,165 | 29,165 | 27,000 |
| Restricted Expenses | - | 0 | - | (21) | - | 21 |
| Other Equity Transfers | - | - | - | - | - | - |
| Reserve/capital | 116,298 | 107,809 | (8,489) | 689,114 | 548,918 | (140,196) |
| Operating Expenses | 615,624 | 710,482 | 94,857 | 3,004,892 | 3,184,958 | 180,067 |
| Excess/Deficit Revenue | 113,002 | (18,486) | 131,488 | 674,052 | 248,686 | 425,366 |

MVF BALANCE SHEET

For the Period Ended May 31, 2018

| | Current | Prior Year |
|---------------------------------|--------------------|--------------------|
| ASSETS | | |
| Cash & Cash equiv | 2,431,462 | 1,517,565 |
| Investments | 6,225,773 | 6,109,442 |
| Due from Reserves | 968,393 | 1,926,490 |
| Assessment Receivables | 568,380 | 578,271 |
| Other Receivables | 162,714 | 107,503 |
| Current Assets | 10,356,721 | 10,239,271 |
| Gross Fixed Assets | 15,087,954 | 14,934,254 |
| Accumulated Depreciation | (6,733,338) | (6,239,092) |
| Fixed Assets | 8,354,615 | 8,695,163 |
| Other Assets | 56,187 | 53,569 |
| Assets | 18,767,524 | 18,988,003 |
| LIABILITIES & EQUITY | | |
| Due to Operating | 968,393 | 1,926,490 |
| Payables | 199,546 | 584,280 |
| Sunstream Cap Lease | 114,728 | 119,924 |
| Deferred Revenue Liab | 842,749 | 804,979 |
| Liabilities | 2,125,416 | 3,435,672 |
| Undesignated Reserves | 2,637,620 | 2,564,535 |
| Designated Reserves | 14,004,483 | 12,987,791 |
| Equity | 16,642,104 | 15,552,327 |
| Liabilities & Equity | 18,767,524 | 18,988,003 |



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



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IN THE NEWS

KidJAM Performers
Wednesdays at 10:30 a.m.

One-hour Wednesday morning concerts for the younger set. Interactive entertainers will keep everyone happy with music, magic and mirth!

July 18 Pirate Magic
July 25 Spitz-O-Matic Bubble Dance Party

AT THE GORDON W. BOWIE MUSIC PAVILION,
19003 WATKINS MILL ROAD

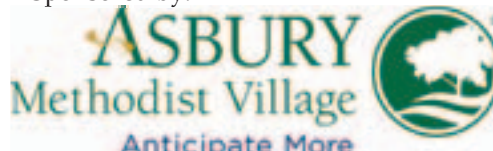
Sunday Evenings

The 2018 summer series consists of a mixture of concerts and other engaging activities for the community! Families are encouraged to relax with a picnic and blankets or lawn chairs to enjoy an eclectic assortment of entertainment.

| | | |
|----------------|---------------|------------------------------|
| July 15 | 6 p.m. | 19 th Street Band |
| July 22 | 6 p.m. | Leify Green |
| July 29 | 6 p.m. | Southern Charm |
| Aug. 19 | 6 p.m. | Reagan Years |



Sponsored by:



Friday Flick Aug. 3 | 8 p.m.

Disney Pixar's Coco

Plan to relax with your picnic and favorite beverage and enjoy this outdoor movie with your family.

Note: In the event of rain/inclement weather, the movie will be moved to Lake Marion Community Center, 8821 East Village Avenue. Check the inclement weather hotline at 301-948-0110, ext. 6.

Parking for all South Valley Park events is available behind Watkins Mill Elementary School at 19003 Watkins Mill Road. Handicapped parking is available at the site by prior arrangement; call 301-948-0110.

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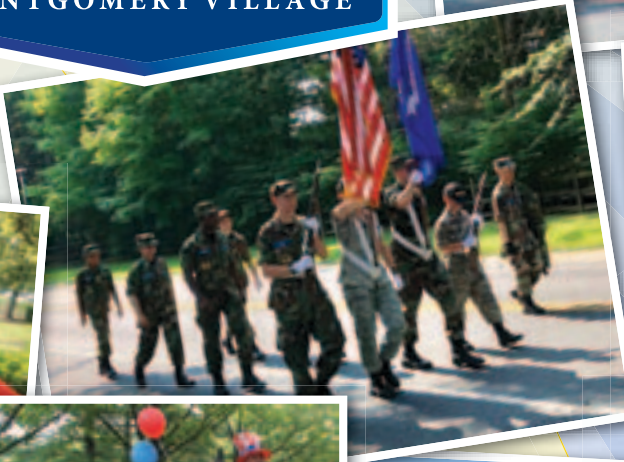
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Montgomery Village Foundation Department of Recreation and Parks
Presents the

INDEPENDENCE DAY CELEBRATION



Parade Ribbon Winners

Bicycles (4 to 8)

1st Abigail Reother (8)
2nd Tie: Kyle Jones (7),
Cordelia Lenzi (5)

Bicycles (9 and Older)

1st 3-way tie: Lydia Jones (12),
Melanie Chacon (13), Isabel
Hernandez (9)

Tricycle/Big Wheel/ Motorized Toy Vehicle

1st 3-way tie: Kien Nguyen (3),
Juan Hernandez (3), Sophie
Burakiewicz (3)

Stroller

1st Ian Tseng (37)
2nd Jessica Kramer (32)

Best Costume (6 and Younger)

1st Watson Tseng (9 Months)
2nd Clara Tseng (2),
3rd Salem Shah (5)

Best Costume (7 and Older)

1st Christian Burakiewicz (7)
2nd Alison Tseng (33)

Marching Group

1st North Creek
2nd Stedwick Elementary
3rd Christ the Servant Lutheran
Church

Community Banner/Sign

1st MV Moms Club
2nd F.O.W.L.
3rd Seniors in Action

Performing Marching Group

1st Whetstone Swim Team

Motorized Float

1st Lake Marion

5K Race Results

On this hot humid holiday morning, a few parents and their young children began the day's events with the one mile Fun Run/Walk. Following the walk, over 90 runners and walkers of all ages braved the heat and participated in the July 4th 5K Race. Many were experienced racers, while others came in groups or families to run for the first time or for the great feeling of accomplishment just to have done it. An enthusiastic group representing Asbury Methodist Village, one of the corporate sponsors of our MVF Independence Day Celebration, participated in the race as well. Listed below are the race winners by time, but every single participant walked away as a proud winner in his or her right.

Top 3 Male Finishers

1st Peter Antonetti, 17:48
2nd Robert Palmer, 19:48
3rd Zachary Pepperl, 20:03

Top 3 Female Finishers

1st Zoe Nesbit, 21:38
2nd Samantha Merkel, 21:41
3rd Shannon Chi, 26:30

Other top finishers by age:

Men 18 and under

1st Caleb Vargas, 25:49
2nd Leandro Mendez, 27:29
3rd Christopher Doyle-Wandell, 37:11

Women 18 and under

1st Jain Bowerman, 39:06

Men 19 to 29

1st Eric Valdez, 22:00
2nd Javier Valdez, 22:37
3rd Frank Salatto, 25:08

Women 19 to 29

1st Elizabeth Willier, 29:43
2nd Jennifer Valdez, 29:44
3rd Ashley Perdomo, 35:59

Men 30 to 39

1st Brad Nesbitt, 20:44
2nd Joshua Smith, 21:07
3rd Michael Mals, 21:55

Women 30 to 39

1st Siriya Meepien-Mills, 27:50
2nd Erin Gail Rosenbaugh,
30:32
3rd Sydney Sorrells, 34:39

Men 40 to 49

1st Jose Alvarez, 21:51
2nd John Spano, 22:19
3rd Cameron Smith, 23:33

Women 40 to 49

1st Michelle Shirley, 30:55
2nd Linda Yankie, 37:52
3rd Angela Robinson, 39:50

Men 50 to 59

1st John Way, 22:09
2nd Nestor Sandoval, 23:01
3rd Antonio Claro, 24:08

Women 50 to 59

1st Nancy Carr, 27:48
2nd Mary Piper, 28:03
3rd Veronique Cavaillier, 37:17

Men 60 and Older

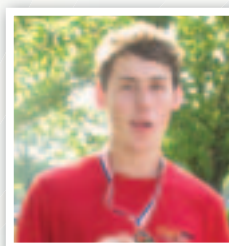
1st Bruce Myles, 24:21
2nd Kerry Lanham, 25:35
3rd James Jones, 25:57

Women 60 and Older

1st Maria Arellano, 38:27
2nd Donna Cruickshank, 39:33
3rd Pam Parmer, 47:30

First Place

Peter Antonetti, 17:48



Zoe Nesbit, 21:38



1 Mile Fun Run/Walk

A few kids and parents began the day's events with the one mile Fun Run/Walk.

Congratulations to all the participants!

Congratulations to all the winners. A complete listing of participants and their times is posted on the MVF website, www.montgomeryvillage.com; choose "5K Race" from the "Events" menu.

Special Thanks

Corporate Sponsors - Atlantic Realty Companies (ARC) and Asbury Methodist Village

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IN THE NEWS

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.

COMMERCIAL BURGLARY

A commercial burglary occurred in the laundry room located inside the Cider Mill Apartments at 18215 Lost Knife Circle between approximately 8 a.m. and 5:35 p.m. on June 10. Forced entry; cash was taken.

A commercial burglary occurred in the laundry room located inside the Walker House Apartments located at 18700 Walkers Choice Road in the early morning hours of June 22. Forced entry; cash and property were taken.

Suspects: B/M, age 30-35 Male, race and age unknown

RESIDENTIAL BURGLARY

A residential burglary occurred in the 19900 block of Burchap Place at approximately 12:25 p.m. on June 11. Forced entry; nothing was taken.

A residential garage burglary and theft from vehicle occurred at the same residence located in the 20400 block of Ryecroft Court between approximately 9:30 p.m. on June 23 and approximately 8 a.m. on June 24. No signs of forced entry; cash and property were taken.

STRONG-ARM ROBBERY

A strong-arm robbery occurred in the 20100 block of Arrowhead Road at approximately 10:43 p.m. on June 16. The suspects assaulted the juvenile male victim and took his property.

Suspects: 2 B/Ms, ages unknown

ARCHITECTURAL STANDARDS

Making additions to your yard

One of the features of living in Montgomery Village, a planned community, is that there are architectural standards that all residents are required to follow with regard to the outside of their homes. These standards ensure our community remains beautiful and protects property values. Among the modifications that need advanced approval are objects placed on a permanent basis and equipment installations in both the front and rear yards. Approvals for installations in front or back yards are approached on an individual basis by the Architectural Review Board (ARB), but there are general guidelines that homeowners should consult. These guidelines can be found online at www.montgomeryvillage.com or at the MVF Office, 10120 Apple Ridge Road. Below are highlights from those guidelines for some of the most popular requests we receive.

BASKETBALL UNITS

The installation of a basketball unit is one of the items that require prior ARB approval. Basketball backboards in back yards need to be positioned in such a way to have minimal impact on adjacent properties and may require screening

with foliage. The driveway is still the most popular location for basketball units, and they need to be located at the side of the driveway, $\frac{1}{3}$ of the distance from the house, if not mounted on the garage. Not all communities in the Village allow basketball units, so please be sure to check your community's architectural criteria—available online when you log in to your resident dashboard at www.montgomeryvillage.com—or visit or call the MVF Office for assistance.

CABANAS, GAZEBOS AND FREESTANDING SHADE STRUCTURES

Cabanas and other freestanding shade structures also require ARB approval. Their approval will depend on the type of house, and the impact the structure will have on the neighbors. Cabanas and gazebos are approved only in rear yards, should be a neutral color and should be sturdy in appearance. Freestanding shade structures, if approved, are only allowed on a seasonal basis, from April through October.

HOT TUBS

Hot tubs or spas will be considered by the ARB when located in the rear yard or in



an enclosed area. Screening will be required depending on the location of the hot tub or spa and may include evergreens, privacy fencing or a combination of both. Where there is an elevated deck, the tub or spa recessed into the deck or placed under the deck is preferred. Homeowners should also note that within townhouse communities, hot tubs or spas will be approved only if the yard is completely fenced.

As always, if you have a question or need more information about the application process, you can visit www.montgomeryvillage.com, call 301-948-0110 or e-mail Erika Hottinger at ehottinger@mvpf.org. Applications can be completed online by visiting www.montgomeryvillage.com/pir.



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COMMUNITY SERVICE

Girl Scouts visit Seniors in Action

On June 18, Girl Scout Troop 5849 visited Seniors in Action, to the delight of many regular participants. Fun was had and friendships were made, and the seniors agreed the scouts were welcome back at any time. The scouts learned new games, and seniors learned about scouting and badges. It was the pleasure of SiA to play host to such a wonderful group of young girls.

Girl Scout Troop 5849, and leaders Jackie Rondoau, Stacey Ormsby and Pamela Shuler with Seniors in Action.



SCHOOL NEWS

Stedwick Elementary School PTA events



The Stedwick Elementary School PTA invites incoming Kindergarten students, students in all grades and their families to upcoming playdate and open house events throughout the summer at Stedwick Elementary School, 10631 Stedwick Road.

For more information on upcoming events, visit www.stedwickpta.org. Para más información sobre los próximos eventos, visítanos en www.stedwickpta.org.

SUMMER PTA EVENTS:

Incoming Kindergarten Playdate
Saturday, July 28
1 to 3 p.m.

Saturday, Aug. 25
1 to 3 p.m.
Stedwick Elementary School Playground
RSVP to welcome@stedwickpta.org

All Grades Open House
Thursday, Aug. 30
4 to 6 p.m.
Stedwick Elementary School

Free immunizations offered to seventh graders in July and August

Parents of students entering 7th grade are reminded that immunization requirements require students to have one Tdap (Tetanus-diphtheria-attenuated pertussis) and one meningococcal (MCV4) vaccination.

Montgomery County Health and Human Services staff will provide free Tdap and MCV4 vaccinations to incoming 7th grade students at several locations throughout

the county in July and August. No appointment is necessary. A parent or designated adult must be present. Please bring a copy of the child's immunization record to the clinic.

For more information on immunizations, call the Montgomery County Department of Health and Human Services' Immunization Program at 240-777-1050 or School Health Services at 240-777-1550.

The locations and clinic hours are:

Germantown Health Center, 12900 Middlebrook Road, Germantown; Thursdays, 1 to 4 p.m.

Silver Spring Health Center, 8630 Fenton Street, 10th floor, Silver Spring; Wednesdays, 8:30 to 11:30 a.m.

School Health Services Center, 4910 Macon Road, Rockville; Mondays, Wednesdays and Fridays, 8:30 to 11:30 a.m.

Dennis Avenue Health Center, 2000 Dennis Avenue, Silver Spring; Tuesdays 1 to 4 p.m.

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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.

SOUTH VILLAGE SCENES

South Village board updates

by the South Village Board of Directors

At the June 2018 meeting, the board approved changes to the community policies. Please refer to the meeting minutes available on the website for changes. The community handbook also has the updated policies.

SAFETY AND SECURITY

Speed bumps are installed throughout South Village, along with signs reminding drivers that children are playing. Remember to slow down and watch for pedestrians and bicyclists as well.

Warmer weather can create special safety issues. Check on elderly neighbors and pets and remember to check cars for pets and children.

Air conditioners are also often running longer. Have your air conditioner checked by a professional for line damage, including freezing, compressors and freon levels. Setting thermostats at a constant temperature saves energy and may potentially save money on energy bills.

Water play is fun, but make sure it's safe. Follow lifeguard instructions at pools. Wear life vests and jackets in boats and canoes.

Helmets protect when bicycling and skateboarding. Remember to watch for cars when riding.

Fire lanes are not parking areas. Cars parked in fire lanes will be towed immediately.

Parking policies are enforced by community management through a contracted vendor. Questions and issues related to parking should be sent to the community management office.

Security is everyone's responsibility. Locked vehicles,

doors and windows at home help prevent theft.

Report suspicious activities to Montgomery County Police. Call the non-emergency number, 301-279-8000.

BUDGET WORK BEGINS

The audit committee will meet in July to begin planning the 2019 budget. SVHC has operated in a positive cash flow relative to operations and reserve expenses. Increased costs for services, as well as new maintenance and reserve projects, will be important factors for the committee.

the budget recommendation for review and comment. We look forward to your comments.

SVHC

COMMUNITY EVENT

The recreation committee is planning the 2018 SVHC Community Day event! There will be food, music, games and more! Stay tuned—the date will be announced soon.

SOUTH VILLAGE CLEANUP DAY

Despite the rain, we had a very successful day cleaning the creek on Saturday, June 23



One of the major projects for the community is tree maintenance and replacement. During the wind storms in the early spring, several trees were either uprooted or damaged. Many of the trees had to be removed and some still have work that needs to be done. Community tree work will continue along with other landscaping projects.

Trash removal is another area where costs have increased. The amount of trash picked up in the community, as well as increased pricing from the contractor, are major considerations for the budget.

After committee recommendations, the board will publish

near Royal Bonnet Circle at the Hamptons. We collected 200 pounds of trash and some recyclable items. Many thanks to our sponsor, Ana Arriaza, from the Montgomery County Department of Environmental Protection, and the three volunteers who came and made it possible.

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

STEDWICK SIGNALS

Rolling blunder—just a matter of time

by the Stedwick Board of Directors

With the school year just over, three Stedwick residents have contacted the board about young children riding electric mini-bikes on Village roads and Stedwick walking paths. One of these incidents occurred at dusk, with the unhelmeted rider emerging from a darkened pathway and crossing the street directly in front of a vehicle, a near-miss of only a few feet. Another incident concerned a bike rider whizzing past an older walker without any regard for that person's safety. Other reports have included using the common area open spaces for dirt track "off-road" riding, noisy bikes operated in the daytime and in the evening hours.

In 2006, Montgomery County enacted a law (County Code Chapter 7-A) regarding the use of off-road vehicles for the safety of riders and pedestrians, as well as the responsibility of parents of juvenile riders. Montgomery County Police have developed detailed guidance for officers who encounter situations regarding the unlawful use of motorized vehicles. Included are definitions of the types of vehicles that are subject to Maryland vehicle laws such as mopeds, motorscooters, registration, age, driver's license, helmets and other types of gas/electric motorized vehicles (i.e., motorized skate boards, motorized bicycles, motorized mini-bikes, go-karts, etc.) that may not be legally driven on highways or sidewalks.

Riding mini-bikes and other off-highway unregistered vehicles on public streets is illegal in Maryland. Police enforcement responsibilities are clear and published in Montgomery County Police and Montgomery County Fire and Rescue publications and websites. Violators are subject to warnings

or civil and traffic citations as well as vehicle impoundment at an officer's discretion.

Using such vehicles on county or park property requires written permission. On private property, written permission of the property owner is required, as is direct adult supervision of riders under 16 years of age, and only between the hours of 7 a.m. and 8 p.m. Teenagers can be charged with driving a motor vehicle without a license, and parents can be charged with allowing minors to operate a motor vehicle.

The Stedwick Homes Corporation and board has long prohibited the use of such vehicles on its common areas and pathways and urges compliance with these state, county and local ordinances for legal reasons. Of equal importance is the observance of these rules for the risks that violators pose to themselves and all residents of Stedwick.

The Stedwick board invites your comments—either in writing or by presentation—during the residents time portion at the beginning of every monthly Stedwick board meeting. Meetings begin at 7:30 p.m. on the third Wednesday of each month at the Stedwick Community Center, 10401 Stedwick Road. The next meeting is scheduled for 7:30 p.m. on Wednesday, Aug. 15. If you have suggestions, questions or concerns, please contact our Stedwick Homes Corporation community management team at 240-243-2326, e-mail stedwickhc@mof.org or consult our community website, www.stedwick.org.

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

HOMES CORPORATIONS

MIDDLE VILLAGE VOICE

Trash

by the Middle Village Board of Directors

Placing bulk trash on the community property is a violation that is subject to a fine; any resident caught dumping bulk trash on Middle Village property will be fined \$250. Homeowners will be fined if they or their tenants violate the trash policy. Trash policy violations include, but are not limited to:

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

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

Are you making improvements or renovating your home? Please note that construction trash and debris are not permitted to be dumped in the community. Inform your contractor that they cannot dispose of the construction debris on Middle Village property. They must dispose of it off site. The resident will be fined if they or their contractor is dumping bulk trash, construction debris, furniture, etc. on Middle Village property.

REMEMBER

- Do not place household trash or recycling out until the evening before pickup or the morning of pickup. Any other time is a violation of the community trash policy and is subject to fines.
- Place the lid firmly on the trash can.
- If you have more trash than what your trash can is able to hold, purchase an additional trash can!

Note: If it does not fit into the blue recycling container, it is not recycling. If it does not fit into a 35-gallon trashcan, it is not normal household trash. If it is yard waste, it must be in a paper bag or bundled and placed out with recycling.

DID YOU KNOW...

All vehicles parked in unreserved parking spaces, whether covered or uncovered, must be moved at least every 30 days. If the vehicle is not relocated, a violation sticker/tag will be attached to the vehicle and the vehicle will be subject to towing—at the vehicle owner's expense—48 to 72 hours after the sticker is attached.

STORM DRAINS

There are numerous storm drains located along the curbs throughout the community. Please do not dispose of any

items in the storm drains other than water! Placing an item such as a water bottle in the drain may seem harmless, but it can be the start of a very costly problem, which can translate into increased assessment fees. Remember, no bottles; paint cans; or hazardous materials such as paint, oils, gasoline, etc. are ever to be placed in the storm drains. Help keep our community water system flowing efficiently and protect your property from flood damage.

ASSESSMENTS

We live in a community that requires every homeowner to pay assessment fees. Assessments are used to pay contractors for landscaping, snow removal, trash collection, collection of illegally dumped trash, lighting, repairs on community property, etc. If you are a homeowner, you were provided with this information during closing.

Reminder: Assessments are due monthly. Your payment must be received by ComSource on or before the 15th of the month to avoid late charges. Your regular payments allow us to continue providing services to our community.

Homeowners who are delinquent with their assessment payments must pay their past due balance in full or make arrangements to pay them. The first step to making payment arrangements is to contact Delphine Matthews at 301-924-7355 or dmatthews@comsource.com.

IMPORTANT CONTACT PHONE NUMBERS

Security on Demand: 877-241-1265
Big Tow: 301-424-4869
Potomac Disposal: 301-294-9700
Montgomery County Police Non-emergency: 301-279-8000
Emergency: 911
ComSource: 301-924-7355

CONTACTING COMSOURCE

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

BOARD MEETING SCHEDULE

Association meetings now occur every other month. meeting schedule for the remainder of 2018 is as follows: Tuesday, Aug. 28 and Tuesday, Oct. 23. One of the parking permit distribution dates will be Tuesday, Dec. 4 instead of a December meeting. All meetings are held 7 p.m. in the Thomas Choice Clubhouse, 19401 Brassie Place, unless otherwise stated.

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

WHETSTONE WATCH

Whetstone Year-to-Date financials

by the Whetstone Board of Directors

Through the end of May, Whetstone remains on track to stay within the 2018 budget. The Whetstone Maintenance Committee has done an excellent job prioritizing the many requests for work to keep within the confines

As was communicated during last year's budget cycle, the current Whetstone operating budget is insufficient to maintain the community over the next five years. The community is running on borrowed time as the backlog of necessary maintenance (particularly in the area of tree pruning) is

| Budget Category | Budget | Actual | Variance |
|----------------------------|------------|-----------|------------|
| Lawn Maintenance | \$ 60,290 | \$ 25,383 | \$ 34,907 |
| Greenspace Maintenance | \$ 8,000 | \$ 1,101 | \$ 6,899 |
| Snow Removal | \$ 10,950 | \$ 16,827 | \$ (5,877) |
| Storm Damage | \$ 10,000 | \$ 5,350 | \$ 4,650 |
| Street Asset Management | \$ 21,100 | \$ 2,734 | \$ 18,366 |
| Tree Pruning | \$ 500 | \$ - | \$ 500 |
| Total | \$ 110,840 | \$ 51,395 | \$ 59,445 |
| Property Expenses | \$ 6,200 | \$ 1,441 | \$ 4,759 |
| Unrecoverable Debts | \$ 500 | \$ 1,798 | \$ (1,298) |
| Miscellaneous Management | \$ 1,100 | \$ 0 | \$ 1,100 |
| Taxes/Fees/Insurance/Audit | \$ 15,100 | \$ 3,411 | \$ 11,689 |
| Legal/Enforcement | \$ 5,500 | \$ - | \$ 5,500 |
| Contracts | \$ 76,879 | \$ 32,301 | \$ 44,578 |
| Total | \$ 105,279 | \$ 38,951 | \$ 66,328 |

Table 1: Actual vs Budgeted Spending (End of May 2018)

of the austerity budget. After five months (approximately 42% of the year), only 35% of the available budget has been spent. All budget categories remain under budget (except for snow removal and unrecoverable debts) and the outlook is cautiously optimistic for the remainder of the year.

2019 BUDGET

At the July board meeting, the initial budget for 2019 will be discussed. It is expected that the 2019 budget will look very similar to the 2018 budget as nothing material has changed in the financial outlook of Whetstone. The assessment amount will only increase roughly \$20 per resident to account for higher snow costs versus the previous year.

Costs on the management and trash contracts are expected to increase 2 to 3%, and there is the possibility for other uncommon administrative expenses to be due in 2019 (such as Private Property Maintenance and reserve study updates).

starting to build up. Whetstone has been fortunate this year that the weather was mild and that no major issues were found during the monthly maintenance inspections. The neighborhood can't expect such good fortune to continue indefinitely especially in a community that is passing its 50th birthday. The board will be asking for an assessment increase in 2019—we hope that it passes to ensure a bright future for this community.

In an effort to communicate more effectively with our residents, the WHC board would like to update our board e-mail list. This allows you to receive meeting notices, agendas, emergency information, etc. This is not a neighborhood discussion forum. If you are not on the current list or have changed your provider, just send an e-mail to vermillion.whc@gmail.com.

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

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HOMES CORPORATIONS

NORTH VILLAGE VIEW

North Village June board meeting

by the North Village Board of Directors

Our most recent meeting of the North Village Homes Corporation Board of Directors was held Thursday, June 21 at 7 p.m.

Three residents addressed the meeting during residents time. One individual raised several questions about the new parking regulation and enforcement, about timely removal of dead trees and about a potential new planting at the end of a cul-de-sac. The second, a candidate for District 39 State Delegate, introduced himself and mentioned his endorsements. The third, a resident of Picton, inquired about the status of replacing the entry sign, about potentially adding a stop sign at the intersection of Welbeck Way and Welbeck Terrace and about the bulk trash situation. Following discussion with each, our president called the meeting to order.

Following the board's review of the minutes of the April meeting, Treasurer Tom Wills reported on financial matters. He noted that electricity bills were 22% higher than the same time a year ago, and bad debt expense from write offs was similarly higher. Site maintenance is over budget because of the damage from March and April storms. The insurance reimbursement has been received from Geico and will fully cover the cost of replacing the Picton entry sign.

The budget committee announced that budget time is

approaching. The budget work session was set for Thursday, July 19.

During the maintenance committee report, President Claudette Lease stated that she had planted several trees on common ground that she had raised from seedlings over the past few years. Her report also cited the continued problem with residents dumping bulk trash items on common areas, including construction materials. Additionally, she noted a number of broken cable boxes in the community.

During the public safety committee report, Ms. Kramer reported on the informative briefing given by Montgomery County Police District 6 Commander Patil on April 21. We will address this briefing in more detail in a later article.

Community Manager April Steward provided an extensive management report. She mentioned that every effort is being made to find responsible parties to the dumping and to charge them appropriately for the removal. Concerning landscaping, the rain delayed mowing somewhat, but it is well underway. A weed and pest control turf application has been applied. She described progress toward replacing our path lighting. The initial steps toward replacing existing lighting with LED fixtures include providing potential contractors with maps of the 53 fixtures and preparing a request for proposal (RFP) document. The board reviewed the draft

RFP. Rebate options are being investigated. Lighting fixture samples will be installed on several poles in the community before a final decision is made about which fixture to use. We plan to use a fixture that is similar to the street light fixtures, but smaller.

There were several major items of new business. The big expense item right now is tree removal. In our forthcoming second round for this year, 22 trees will be removed and 7 additional trees will be pruned. Of three proposals received, the board approved the proposal submitted by BrightView at a cost of \$17,613, which reflects a 10% rebate currently being offered.

The plan for removal of assigned parking spaces for homeowners delinquent on assessments was affirmed. Those most significantly in arrears lost their spaces on July 1.

Asphalt patch work is being planned, as is parking space painting in Essex Place.

The board considered several proposed ideas from Graphcom for the Picton entrance sign. The board selected a design and materials similar to others in Montgomery Village. Picton's new sign will be made of faux stone with a curved top, and with "Picton" in large letters and "Of Birlstone" in small letters. The board expressed a desire to replace the other entrance signs in the community over the next several years.

NEXT MEETING

The next meeting of the North Village board is scheduled for 7 p.m. on Thursday, Aug. 16 in the North Creek Board Room, 20125 Arrowhead Road. If you have any questions or want to report any problems, 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.

PATTON RIDGE REPORT

Changes to Patton Ridge board

by the Patton Ridge Board of Directors

The Patton Ridge board says farewell to Kim Monnig, who is stepping down after serving selflessly since 2006. Kim was a key board member over the years and was the subject matter expert as our treasurer. We will miss Kim and wish her well. The board voted and approved board member Brian Post as the new treasurer. Brian brings solid business skills and will begin looking into our reserve study.

We are also looking to fill a vacant spot on the Patton Ridge Board of Directors. Interested residents should e-mail Community Manager Andrea Mandato at amandato@mvpf.org stating their desire to serve the Patton Ridge community. To be considered for appointment to the board, you must include a written statement of qualifications, interests and reasons for wanting to serve. All candidates must be in good standing with the Montgomery Village Foundation (MVF) and the Patton Ridge Homes Corporation (PRHC). In addition, resident candidates must not be in violation of by-laws and covenants and must also be current in their payments of dues and assessments to both MVF and PRHC.

The board will consider all candidates who meet the above criteria. The new appointee shall be selected from among the interested residents based on several factors, including, but not limited to the following: extent of previous participation in community activities (both within and outside Montgomery Village); consideration for an equitable geographic representation on the board (i.e., representation from each section within the homes corporation); and professional or other qualifications related to the fields of fiscal management and property maintenance. If appointed to the board, residents must complete the Montgomery County

required electronic board training immediately after being appointed.

PET WASTE STATIONS

Thanks to Montgomery County, we now have five pet waste stations installed, with a sixth pending the signing of documents. The county installed and will maintain the stations for one year at no cost to Patton Ridge. Patton Ridge must take over the maintenance of those stations at the end of the one-year trial period if we want to retain them. Thank you to our residents for using the stations and helping to improve the sanitation of our community.

Residents are reminded that county law requires that pet waste must be removed from community property and disposed of properly. Also, residents are reminded that pet waste must not be allowed to accumulate on private property. Pet waste attracts rats and other critters that create a health hazard.

CHANGES OF MAINTENANCE PRIORITIES

For the past several years, we have prioritized the removal and replacement of dead, dying, diseased and dangerous trees throughout Patton Ridge. We will continue to remove trees as necessary, but we will not replace trees one for one. Now that our new reserve study has been completed, we must switch priorities to more immediate problems. Remember that our infrastructure is nearly 50 years old and in critical need of repairs and replacement.

Immediately this replacement includes, but is not limited to: underground storm water management pipes; street level storm sewers/catch basins; wooden retaining walls; and erosion. Beginning in 2020, we will likely need to start milling and repaving parking lots. We also need to begin upgrading our street lighting and repairing our bike paths. All these projects are expensive and will require that we increase contributions to our reserve funds. Of course, this means that we must forgo some of the day-to-day maintenance projects that you are used to seeing. Thank you for your understanding.

Patton Ridge Report: for residents of Arrowhead, Fairway Islands, Fairridge, Greentee I & II, Highfield and Partridge Place I & II.



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Community criteria for exterior features on all homes in Montgomery Village is available online at www.montgomeryvillage.com



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9 Best Days of Summer!

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Gaithersburg, MD

Farm Animals ▶ Great Food ▶ Carnival Rides ▶ Vendors

August 10-18

RECREATION

Learn to Swim at MVF Pools!

Swim instruction is available for all ages at MVF pools. Classes include Parent & Me, Tiny Tots, Youth and Adult. There is a class for every level. If group lessons aren't your thing or you need flexibility, private lessons are available as well. Visit www.montgomeryvillage.com for details.

MEET ADULT SWIM INSTRUCTOR BETH DANA

Montgomery Village Foundation Department of Recreation and Parks now offers

Adult swim lessons. Instructor Beth Dana will be teaching students at North Creek pool, Mondays and Wednesdays at 7 p.m. If you are among the "to-



tally terrified," she can help get you comfortable in the water to start learning this valuable life skill, even if you can't float.

Over the years, Dana has taught many adults at Montgomery Village pools including an 83-year-old student who now enjoys swimming as a leisure activity. Swimming is a recommended activity for many types of arthritis.

Come join others who are ready to learn to swim as adults. For more information or to register, call 301-948-0110.

Fall Cross Country – NEW!

It's almost fall sports season, and first up is the brand new cross country! Come enjoy running with your friends beginning in September. The cross country program includes practices and meets for boys and girls. Five meets are scheduled at courses throughout the City of Gaithersburg on Sat-

urdays between September 22 and October 20.

Groups and distances are determined by grade:

Grades 1 to 3: .75 miles

Grades 4 to 6: 1 mile

Grades 7 and 8: 1.5 miles

The deadline to register is Monday, Sept. 10. Practices start the following day, Tues-

day, Sept. 11, at 6 p.m. at North Creek Community Center, 20125 Arrowhead Road. Registration is \$50 for residents and \$60 for non-residents.

If you are interested in registering or coaching, contact Christian Hayes at 240-243-2367 or e-mail chayes@mvf.org.

Lake Marion Summer Camp



Get ready for a summer to remember at Lake Marion Summer Camp. Campers will have the opportunity to go on field trips, including The National Zoo, Uno Pizzeria & Grill, Washington Nationals stadium for a baseball tour and many other fun and exciting trips. Campers will enjoy swimming, sports, "stem-ulating" activities, arts and crafts and play awesome indoor and outdoor games. All campers

should bring a non-perishable lunch each day and dress for active play. Lake Marion Summer Camp is the place to be in Summer 2018!

For more information or to register, visit www.montgomeryvillage.com.

19th Street Band and Leify Green to perform at Bowie Music Pavilion

The Summers at South Valley Park Concert Series continues rocking and rolling with two more exciting performances: 19th Street Band and Leify Green.

Hailing from Arlington, Va., and led by Caolaidhe and his wife Meghan, the 19th Street Band packs a punch with their blend of Americana, rock and country. With the couple's high energy and strong harmonies, supported by a talented rhythm section, 19th Street Band is sure to keep you on your feet all night long. Come out to South Valley Park at 6 p.m. on Sunday, July 15 for this great concert.

Leify Green is a singer-songwriter from Takoma, Wash. who specializes in acoustic

dance music. He prides himself on getting crowds up and moving with just the rhythm of his guitar and cadence of his voice. Break out your dancing shoes at 6 p.m. on Sunday, July 22.

Parking is available behind Watkins Mill Elementary School. Handicap accessible parking is available by calling 301-948-0110 in advance of the performances.

Guests are invited to bring lawn chairs, blankets, picnics/food and beverages for an evening out at the outdoor amphitheater. All concerts begin at 6 p.m. at South Valley Park, 19003 Watkins Mill Road.

For weather cancellation information, call 301-948-0110, option 6 in advance of the performances.

END-OF-SUMMER SPECIALTY CAMPS

Lake Marion Community Center, 8821 East Village Avenue

Hey Parents!
Enroll the same child in two End of Summer camps in the same session to make a full day of fun! Campers staying for the full day should bring a non-perishable lunch to eat during the supervised break between camps. Pricing is per camper.

| Half Day Rate | \$180/Resident, \$190/Non-resident |
|---------------|------------------------------------|
| Full Day Rate | \$328/Resident, \$348/Non-resident |

Tiny Chefs – Cooking Around the World

Tiny and Gourmet Chefs will learn how to create some of the fabulous flavors of Italian, Indian, Vietnamese, Mexican and French cuisine while learning about some of the cooking techniques and ingredients that make them unique.

Little Rembrandts – If You Give A Mouse A Cookie

School-age children will explore the world of Laura Numeroff in this five-day workshop. Each day the class will read a different Laura Numeroff book, and students will draw a Young Rembrandts lesson that incorporates one feature of the book.

Around the World – Intro to STEM with LEGO®

Future engineers and LEGO® fanatics will build projects inspired by cool machines and real life structures. Work to build catamarans, helicopters, the Empire State Building, the Eiffel Tower, Bodium Castle and more!

Tiny Chefs 2 – American Diner Challenge

Three themes, presented as a 3-course meal for our campers at Tiny Chefs Camp this week. The campers will model their own restaurants after the diner theme, and in a Chopped!-style twist, they will be challenged with a restaurateur's worst nightmare—the wrong ingredients delivered to their kitchen!

STEAMin' Up Summer Drawing Workshop

Campers will dive into a new discipline every day, allowing them to illustrate different types of sciences, new technologies, incredible feats of engineering and striking math principles—all while creating crazy awesome art.

| Camp | Active Number | Ages | Session Dates | Time | Pair with |
|-------------------|---------------|--------------|--------------------|----------------|-----------|
| Stem with Lego® | 4007.301 | Ages 5 to 7 | Aug. 20 to Aug. 24 | 9 a.m. to noon | 4007.305 |
| Tiny Chefs | 4007.305 | Ages 5 to 7 | Aug. 20 to Aug. 24 | 1 to 4 p.m. | 4007.301 |
| Tiny Chefs | 4007.304 | Ages 8 to 12 | Aug. 20 to Aug. 24 | 9 a.m. to noon | 4007.302 |
| Stem with Lego® | 4007.302 | Ages 8 to 12 | Aug. 20 to Aug. 24 | 1 to 4 p.m. | 4007.304 |
| Little Rembrandts | 4004.309 | Ages 5 to 7 | Aug. 27 to Aug. 31 | 9 a.m. to noon | 4007.303 |
| Tiny Chefs 2 | 4007.303 | Ages 5 to 7 | Aug. 27 to Aug. 31 | 1 to 4 p.m. | 4004.309 |
| Tiny Chefs 2 | 4007.306 | Ages 8 to 12 | Aug. 27 to Aug. 31 | 9 a.m. to noon | 4004.304 |
| STEAMin' Up | 4004.304 | Ages 8 to 12 | Aug. 27 to Aug. 31 | 1 to 4 p.m. | 4007.306 |

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

AFTERNOON Tennis Camp

Whetstone Tennis Courts
\$225/Resident, \$250/Non-resident, per session
****Session 3: \$180/Resident, \$205/Non-resident**

Weekdays
2 to 5:30 p.m.

OPEN HOUSE
 Thursday, June 14
 7:30 to 8:30 p.m.
 Whetstone Community Center
 and Tennis Courts
 19140 Brooke Grove Court

Participants ages 6 to 17 will enjoy learning tennis skills and games including the correct fundamentals and techniques of tennis. All strokes will be taught on age appropriate equipment and will move students through a progression of development. Students will also enhance their game in an environment that cultivates and encourages competitive tennis play. Our coaching staff is dedicated to bringing the best tennis game out of your child.

| Session | Dates | Active Number |
|-----------|--------------------|---------------|
| Session 4 | July 16 to July 20 | 4117.324 |
| Session 5 | July 23 to July 27 | 4117.325 |

Multi-session discount available. \$10 off each session after the first session paid at full price. Discount only applies to same camper enrolled for multiple sessions.

For more information or to register, call Christian Hayes at 240-243-2367, e-mail chayes@mvf.org or visit www.montgomeryvillage.com.

MV SENIORS

seniors in **action**

Stedwick Community Center, 10401 Stedwick Road

\$10/Resident, \$20/Non-resident

SUMMER Session
through Aug. 17**MONDAY****Light Cardio Workout** 9 to 10 a.m.
Light weights and resistance bands. Guided by an interactive exercise video.**SiA Social Games** 10 a.m. to noon
Games, conversation and refreshments.**Arts and Crafts** 10:15 a.m. to noon
Various creative projects for all skill levels.**Book Discussion Group** 10 to 11 a.m.
third Monday each month
July 16: Planning meeting to update our reading list**TUESDAY****Seated Tai Chi** 11:30 a.m. to 12:15 p.m.
Charo leads the class through the controlled and low impact movements of Tai Chi.**WEDNESDAY****Light Cardio Workout** 9 to 10 a.m.
Light weights and resistance bands. Guided by an interactive exercise video.**SiA Social Games** 10 a.m. to 1 p.m.
Games, conversation and refreshments.**FRIDAY****Bingo & Brown Bag Lunch** 10:30 a.m. to noon
second Friday each month
Bring a lunch (beverages provided) and play bingo with friends. **Free for members, \$2/Non-member**
Aug. 10: Play bingo and bring a friend**Monday, Tuesday,
Wednesday
and Friday***A look back...*

SiA members visited MGM at National Harbor on June 27 and had a blast exploring shopping, the casino, delicious food and beautiful views!

*Up next...***Summer Fun at Seniors in Action!**

Our summer session began on June 4. **Your first visit is FREE!** Join us this summer and experience the variety of programs that Seniors in Action has to offer!

**SIA E-MAIL LIST**

If you're not receiving the weekly e-mails from SiA and would like to be added, send an e-mail to aalcon@mvf.org with the subject line SiA e-mail list. We'll add you to the list for updates and changes related to Seniors in Action.

REGISTRATION

Sign up today at any SiA program, the MVF Office, 10120 Apple Ridge Road, or online at www.montgomeryvillage.com!

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

CLASSIFIEDS

HELP WANTED

The Montgomery Village Foundation (MVF) is seeking to fill the following positions:

ADMINISTRATIVE ASSISTANT

The Administrative Assistant is responsible for providing general administrative support to the Architectural Standards Department, including answering calls from and providing customer service to residents related to the department's work, organizing electronic and hard copy files, and supporting the department's review and compliance teams. This position reports to the Director of Architectural Standards. Hiring salary range from \$31,000 to \$32,500 DOQ with an excellent benefits package.

ARCHITECTURAL STANDARDS ADMINISTRATOR

The Architectural Standards Administrator is responsible for the architectural review process and assisting residents in all aspects of adherence to the architectural criteria, including applications, building materials and housing design problems, as well as the identification of replacement materials. Acts as a liaison between residents, the MVF Design Consultant and the Architectural Review Board (ARB). This position reports to the Director of Architectural Standards. Salary is \$44,799 with excellent benefits package.

Full job descriptions and the application process can be found online at www.montgomeryvillage.com. For consideration, please submit cover letter and résumé to hr@mvf.org.

Montgomery Village Foundation is an EOE. M/F/D/V

SUBSTITUTE ASSISTANT DOCK MANAGER

Assist in the supervision of the Lake Whetstone boat rental program during hours of operation, on an as needed basis. Rent boats to visitors, collects fees, maintain the dock area and surrounding grounds including picnic tables, volleyball court, trashcans and parking area. Provide customer service to park patrons, explaining and enforcement of park rules. Assist with the opening and closing of the boat dock each business day, monitor maintenance of boats and complete operating reports as requested.

Work is performed outdoors in various weather conditions. The typical hours of work are 10:45 a.m. to 7:15 p.m. on Saturdays, Sundays, Memorial Day and Labor Day. This seasonal opportunity runs from May 5 through September 23. Substitutes are called on an as-needed basis and there is no guarantee on the number hours offered.

Requirements: Min. age 18, CPR & First Aid certified, Maryland Boating Safety Certification or have the ability to obtain one prior to employment. Salary starting at \$12.50 per hour.

For more information please contact Amy Roswurm at 240-243-2303 or aroswurm@mvf.org.

DRIVER NEEDED

Driver needed for high school student in Fall. Pick up from Einstein High School Monday to Thursday at 2:40 p.m., drop off in Montgomery Village. Perfect for parents with elementary school students/college student looking for extra money! Call 240-883-1841 if interested.

EDUCATION

OUR BRIGHT KIDS

4-Week Math and Computer Program for rising 3rd through 8th graders. E-mail us at OurBrightKids@gmail.com. Program runs Monday, July 16 through Thursday, Aug. 9.

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BOOK DISCUSSION

Join us to discuss the new book by local author Monica Moyo-Wilderness: Understanding & Getting Through God's Testing Season--on Saturday, July 21, 2018 at the Gaithersburg Library from 11 a.m. to 1 p.m.. Learn more at groaningearth.com/wilderness.

Submit your classified ad to classifieds@mvf.org or call 240-243-2359.

NEW CLASSIFIEDS



CLASSIFIED AD
DEADLINE

MONDAY, JULY 23

Terms & Conditions:

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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.
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- The *Village News* assumes no liability if for any reason it becomes necessary to omit an advertisement.
- The *Village News* is not liable for delays in delivery and/or non-delivery in the event of natural disaster, action by any government or quasi-government entity, fire, flood, insurrection, riot, explosion, embargo, strikes whether legal or illegal, labor or material shortage, transportation interruption of any kind, work slowdown, or any condition beyond the control of the publisher affecting publications or delivery in any manner. Timely delivery of the *Village News* shall be defined by the end of Monday immediately following the Friday publication date.
- 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:

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| <input type="checkbox"/> For Sale | <input type="checkbox"/> Garage Sale |
| <input type="checkbox"/> House for Sale | <input type="checkbox"/> Child Care |
| <input type="checkbox"/> House for Rent | <input type="checkbox"/> Lost & Found (<i>FREE to Village Residents</i>) |
| <input type="checkbox"/> Help Wanted | <input type="checkbox"/> Giveaway (<i>FREE to Village Residents</i>) |
| <input type="checkbox"/> Services | <input type="checkbox"/> Other _____ |

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

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Deadline: 5 p.m. Monday prior to issue date

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DORSEY'S REGARD \$299,500 EXCELLENT VALUE!

Renovated contemporary style townhome with 3 BR, 2.5 BA, 3 finished levels – new kitchen w/stainless appliances, granite counters & wood cabinets – all new carpet, new flooring including hardwoods, new windows, new lighting, updated

baths, freshly painted – wood deck & balcony, fenced backyard backing to green space & trees – superior condition!



LAKESIDE \$525,000

UPDATES THROUGHOUT!

Gracious traditional home in beautiful Lakeside of Whetstone – gleaming refinished hardwood floors on 2 levels – 4 BR, 3.5 BA, renovated kitchen, 1st floor laundry, separate LR w/fireplace, FR w/fireplace, large DR, 1st floor office, updated

master BA, master suite, upstairs FR, finished basement w/ rec. room, full bath, playroom, den/office. Corner lot w/landscaping & patio – lovingly maintained!



PLEASANT RIDGE \$454,500

NEW CARPET!

Spacious colonial home in quiet neighborhood – 5 BR, 3.5 BA, FR w/fireplace, separate DR & LR w/hardwood floors, renovated kitchen w/quartz counters, hardwood floors & stainless appliances – new ceramic tile in foyer & powder room – upstairs

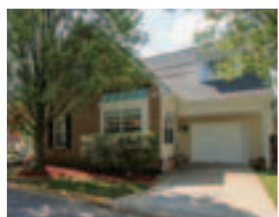
has 4 bedrooms w/wood & bamboo floors & 2 updated baths – finished walkout basement w/rec. room, bedroom, full bath, bonus room & large storage room.

Coming Soon

- 🏠 EAST VILLAGE Gorgeous rambler
- 🏠 GREENTEE 4 BR with fireplace
- 🏠 WALKER'S CHOICE 4 BR End-unit

Sold

MEADOWGATE \$460,000



WETHERSFIELD

MONTGOMERY ROW \$930,000



EXCITING CITY LIFE!

WHETSTONE \$459,000



RIDGES OF WHETSTONE!

PARTRIDGE PLACE \$240,000



BEAUTIFUL BAY WINDOW!

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A donation from each sale goes directly to Children's
Miracle Network local hospital - Children's National
Medical Center in Washington, D.C.

