

Montgomery Village News

Volume L, No. 6

September 4, 2020

www.montgomeryvillage.com



photo by Mike Conroy

Last week, Senator Nancy King, Montgomery County Council President Sidney Katz, MVF EVP Dave Humpton, Board President Pete Webb and representatives from Lidl and Doyle Construction Company broke ground for the new Lidl grocery store to be built on the former Professional Center site. Keep a watch for major activity to start happening soon!

MVF Board approves draft budget for publication

by Mike Conroy

During the August 27 Montgomery Village Foundation (MVF) Board of Directors meeting, the MVF Board approved the 2021 Proposed Budget for publication (see pages 25 to 32). A 30-day comment period is now open for questions or comments on the draft budget.

MVF Board President Pete Webb began the meeting, noting the work staff had done to prepare the draft budget. The focus for 2021 was zero assessment increase and other cost saving measures to combat any long-term impacts of the COVID-19 health emergency. During budget preparation each year, MVF makes every effort to look at and be sensitive to increases in taxes, HOA/COA fees and general cost of living increases, while balancing services and rising operational costs.

BUDGET PRESENTATION

CFO Daniel Salazar presented the draft budget summary, noting that there are no proposed increases in either the MVF or DU funds for 2021, saying lasting and unpredictable impacts of COVID-19 are the main driver for this budget. He presented a budget that

includes cost-saving measures wherever applicable to maintain a flat assessment rate. The MVF Fund remains at \$21.52/unit/month, and the DU Fund remains at \$38.42/unit/month.

Salazar noted that some Operating Expenses would be increased for 2021, including financial/legal expenses (for bad debt); a prescribed 401k audit; and other minor costs such as service contracts and utility costs.

Revenue is expected to drop for 2021, given the potential to not continue offerings as in the past due to COVID-19. Camps, classes and special events, as well as private rentals and pool memberships, are expected to drop. As a result, program supplies and other related expenses are also expected to decrease. Additionally, *Village News* revenue and sponsorship expectations are proposed to decrease; the *Village News* is proposed to be printed on a quarterly basis with the Recreation Guide inserts, and other publications would be offered only in a digital format. This change also produces savings in printing and delivery costs. The Capital Contribution Fee (CCF) is expected to draw \$150,000 in 2021.

See DRAFT BUDGET page 11

Lap Lane swimming reservations

As we move toward the fall swim season and some of our pools close, there will be a limited number of lap lanes available through the end of the season. Due to Montgomery County guidelines for use and capacity, only one patron is permitted to exercise in a lap lane at any given time; however, we are making efforts to open a few more lap lanes.

To make this process easy for patrons, and to ensure they are able to use lap lanes when visiting the pool, MVF is implementing this online reservation system. Currently, residents are able to reserve lap lane times for the remainder of the 2020 pool season (pool closures vary through Sunday, Sept. 27).

Lanes will be available at Lake Marion (6), Stedwick (3) and Whetstone (6) pools (Whetstone Pool will be open for lap swimming only). Patrons will be able to reserve a lap lane for exercise (lap swimming/walking) one day in advance, and the next day's availability will open at midnight (e.g., Monday reservations will become available at midnight on Sunday). Reservations can be made in 30-minute blocks, with a maximum of two reservations (60 minutes total) per day, per resident. Reservations do not need to be back-to-back time slots. Reservations exceeding two

See LAP LANES page 8

LOOK INSIDE

Reflections on a unique summer internship



See page 7

Get your family active!

See pages 18-21

Village residents celebrate DC music scene in new film



See page 17



Contents

ARB Decisions.....	12
Classifieds	23
Homes Corporations.....	14
East Village Echo.....	15
Homes Corporations	
Budget Information.....	16
Maryland Place	
Messages.....	16
North Village View.....	14
Stedwick Signals.....	16
Whetstone Watch.....	15
In the News.....	6
Milestones	17
MVF Board Motions.....	3
MVF Meeting Agendas	2
MV Seniors	22
Neighborhood Noteboard	2
President's Message	3
Professional Directory	7
Recreation	20



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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, Sept. 24. The agenda includes approval of the MVF Election Calendar for the new Board election cycle.

COMMERCIAL ARCHITECTURAL REVIEW COMMITTEE

The Commercial Architectural Review Committee (CARC) meeting is scheduled for 9 a.m. on Friday, Oct. 2.

ELECTION COMMITTEE

The Election Committee meeting is scheduled for 7 p.m. on Thursday, Sept. 10. The agenda includes review of election guidelines and discussion of anticipated election procedures for the 2021 MVF Board of Directors election.

NOMINATING COMMITTEE

The Nominating Committee meeting is scheduled for 7 p.m. on Tuesday, Sept. 8. The agenda includes review of Nominating Committee guidelines and discussion of anticipated procedures for nomination of candidates for the 2021 MVF Board of Directors election.

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.



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, Sept. 22.

EASTGATE

The virtual Eastgate Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Sept. 8.

EAST VILLAGE

The virtual East Village Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Sept. 15.

MARYLAND PLACE

The virtual Maryland Place Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Sept. 16.

NORTHGATE

The virtual Northgate Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Sept. 8.

PATTON RIDGE

The virtual Patton Ridge Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Sept. 22.

SOUTH VILLAGE

The virtual South Village Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Sept. 23.

STEDWICK

The virtual Stedwick Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Sept. 16. The Annual Meeting will be held at 8 p.m.

THOMAS CHOICE CONDOMINIUM

The Thomas Choice Condominium virtual meeting is scheduled for 7 p.m. on Monday, Sept. 14.

THOMAS CHOICE GARDENS CONDOMINIUM

The Thomas Choice Gardens Condominium meeting is scheduled for 6:30 p.m. on Tuesday, Sept. 15.

WHETSTONE

The virtual Whetstone Homes Corporation meeting is scheduled for 7:30 p.m. on Thursday, Sept. 10.

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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, SEPT. 25 AT 5 P.M.



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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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301-576-1204
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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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Peter Webb

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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

PRESIDENT'S MESSAGE

The Village continues to prosper



by Pete Webb
MVF President

As August comes to an end and we roll into September, a lot is changing, even if the weather hasn't quite yet! Kids are back in school (in a manner of speaking), corn is in season at the MV Farmers' Market (Saturdays through Oct. 31 from 9 a.m. to 1 p.m., 9801 Centerway Road) and the pool season is winding down.

While this was certainly not the summer any of us imagined at the start of 2020, as my previous messages have said, it is still heartening to see our community come together and make the most of a challenging situation. My son is a second grader at Whetstone Elementary, and the support we have gotten from Principal Woods, her staff, the teachers and fellow parents has made for a positive start to a school year like no other. We are fortunate to have schools with staff and faculty that care so deeply for their students, and I truly hope other parents share that experience at all of our community's schools. I never would have guessed 6 months ago that my 7-year-old son would know how to cut-and-paste in a Chromebook and send an e-mail, yet here we are.

My family has also enjoyed the local businesses in the area

who are working to stay open and operational. Whether it's a quick lunch from Ledo Pizza in the Village Center or a take-home dinner from Athens Grill on Rothbury Drive, we have dozens of small businesses working as best they can to provide services they can be proud of. There are also hundreds of businesses in the Village working behind-the-scenes to offer us valuable services or even employment during this difficult time. Ranging from home-based cleaning companies based in East Village, meal preparation companies based in Whetstone, or risk management firms based on Clubhouse Road, we have so many opportunities to invest in our local neighbors while getting top notch goods and services.

In spite of all the challenges, development in the Village continues. We have two new anchors coming to the Village soon. If you drive by Aldi's in the Village Center, the lights are up, the cash registers are waiting, and the doors will be open soon. Across Montgomery Village Avenue, I was honored to be part of the ground-breaking ceremony for Lidl's newest store in the area, its first in Montgomery County. Both options will be excellent new choices for all residents, but also a great sign of new and modern improvements we all can appreciate.

I again wish everyone the best, and encourage you to please reach out with any questions or concerns. The dedicated Montgomery Village Foundation staff is working hard to provide excellent service in spite of the operational challenges.

Thanks as always, and be well.

EXPLORE

Montgomery Village



MVF BOARD MOTIONS

Montgomery Village Foundation
Board of Directors
Motion List
August 27, 2020

- Mr. Leonard moved to approve the minutes of the Regular Meeting held July 23, 2020 as presented. The motion was seconded and passed unanimously.
- Mr. Leonard moved to accept the Action List as submitted. The motion was seconded and passed unanimously.
- Ms. Ayres moved to approve publication of the draft 2021 MVF budget, per the Audit Committee recommendation, for 30-day public review and comment. The motion was seconded and passed unanimously.
- Mr. Leonard moved to appoint Ricardo Camacho as the third board member of the MVF Investment Committee. The motion was seconded and passed unanimously.
- Mr. Leonard moved to authorize the EVP to purchase three Ford F150 pickup trucks for a total not to exceed \$73,268. The motion was seconded and passed unanimously.
- Ms. Ayres moved to reaffirm the e-mail votes pertaining to the end-of-season pool schedule. The motion was seconded and passed unanimously.
- Mr. Bird moved to direct staff to pursue development of a new trail and park map using My Google Maps, and to make preliminary presentations to the Committee on the Environment and the Recreation Committee at their respective next meeting dates to gather their input. The motion was seconded and passed unanimously.
- Mr. Leonard moved to reappoint Ms. Kranz as Chair and Mr. Unterberg as Vice Chair of the CARC. The motion was seconded and passed unanimously.
- Ms. Ayres moved to reappoint Ms. O'Brien as the Communications Committee chair. The motion was seconded and passed unanimously.
- Mr. Leonard moved to accept the committee reports. The motion was seconded and passed unanimously.
- Mr. Leonard moved to adjourn the regular meeting at 8:09 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 homeowner accounts. The motion was seconded and passed unanimously.

2021 MVF Budget Schedule

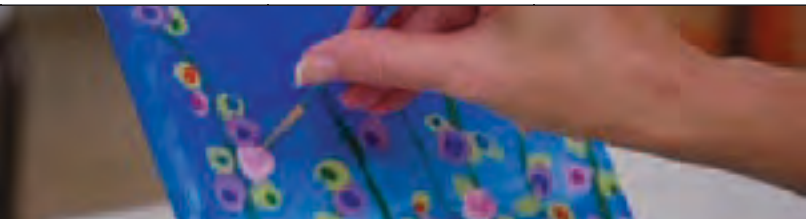
Sept. 4	Village News <ul style="list-style-type: none">Publish 2021 proposed budget on MVF website/ <i>Village News</i>30-day public comment
Sept. 24	Board Meeting, NCBR/Virtual, 7:30 p.m. <ul style="list-style-type: none">Opportunity for public comment on proposed budget
Oct. 22	Board Meeting, NCBR/Virtual, 7:30 p.m. <ul style="list-style-type: none">Adopt 2021 BudgetSet 2021 Assessment Rates
Nov. 2020	Notify owners of 2021 assessments
Dec. 2020	2021 assessment coupons mailed



MONTGOMERY VILLAGE

Calendar of Events



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			Don't Miss It! Sept. 4 Reels on Wheels Outdoor Movie 7 Labor Day – MVF Office Closed 21 Outdoor Wine & Craft 25 Tailgate Bingo Oct. 2 Reels on Wheels Outdoor Movie		Village News 4 Reels on Wheels movie "A Dog's Journey" 7 to 10 pm - North Creek Parking lot (FREE)	5 Farmers' Market 9 am to 1 pm - CTS
6 Labor Day Holiday MVF Office Closed	7 Nominating Committee 7 pm Northgate HC 7 pm Eastgate HC 7:30 pm	8 Election Committee 7 pm Whetstone HC 7:30 pm	9	10	11 Farmers' Market 9 am to 1 pm - CTS	12
13 Thomas Choice Condo 7 pm	14 Thomas Choice Gardens 6:30 pm East Village HC 7:30 pm	15 Maryland Place HC 7 pm Stedwick HC 7 pm (Annual Meeting 8 pm)	16	17	18 Rosh Hashanah Begins at sunset Outdoor Wine and Paint 6 to 9 pm – LMCC Deck (21 & Over)	19 Farmers' Market 9 am to 1 pm - CTS
20 Outdoor Wine & Craft 7 to 9 pm – LMCC Deck (21 & Over)	21 Center Court Condominium 7 pm Patton Ridge HC 7 pm	22 South Village HC 7 pm	23	24 MVF Board of Directors 7:30 pm	25 Tailgate Bingo Parking opens 5:30 pm NCCC parking lot Pre-registration required	26 Farmers' Market 9 am to 1 pm - CTS
27 Yom Kippur	28	29	30	October 1	Village News 2 CARC 9 am Reels on Wheels movie "Star Wars: The Rise of Skywalker" 7 to 10 pm - North Creek Parking lot (FREE)	3 Farmers' Market 9 am to 1 pm - CTS

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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.

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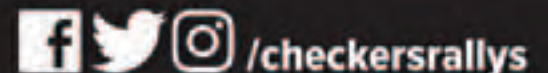
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IN THE NEWS

New trail and park map project approved at August MVF Board meeting

by Mike Conroy

At the January 8 Committee on the Environment (COE) meeting, the committee discussed updating the Montgomery Village Foundation (MVF) trail map currently found online at www.montgomeryvillage.com. The map, which was the product of a previous trail study, is hard to read and not easily navigable to the street level. The COE then recommended the MVF Board engage a new private contractor to produce a better map that could be used by residents to find paths, parks and trail ways for walking, biking and other exercise.

After additional staff research, it was determined that a free resource that is already a part of Google maps could be used to produce the desired result. Recreation staff would use My Google Maps to identify the parks and plot the existing trails and paths in a format that could be incorporated into the website and/or be accessible to anyone using Google Maps software. At the August 27 MVF Board of Directors meeting, the Board approved staff to pursue this cost-effective avenue and make a preliminary presentation to the COE and Recreation Committee at their next respective meetings for additional input.

OTHER AGENDA ITEMS
In other committee-related items, the Board confirmed the

appointments of Judi Kranz and Gary Unterberg as chair and vice-chair of the Commercial Architectural Committee, as well as Melanie O'Brien as the chair of the Communications Committee. In accordance with a change to the Investment Committee makeup approved at the July MVF Board meeting, newly-elected director Ricardo Camacho was appointed to fill the additional Board role on the committee. An additional resident volunteer is still being sought for this committee; for those interested, e-mail CFO Daniel Salazar at dsalazar@mvf.org.

A proposal to purchase three used pickup trucks to replace older MVF vehicles was also approved. The three current trucks are becoming unreliable and costly to repair. The EVP was given the authority to negotiate and arrange purchase after staff researched and found the vehicles locally. Funds to purchase the vehicles are in the 2020 and 2021 Reserves and would not exceed \$73,268.

The Board also voted to uphold an e-mail vote taken earlier in the month regarding the end-of-season pool schedule. Due to capacity limits, and the desire for lap swimming opportunities, the end-of-season pool schedule needed modification and prior approval to be in place before the Board meeting. The full schedule, including lap lane swimming availability and reservation information can be

found in the articles on page 10.

Finally, the Board approved the 2021 Draft Budget for publication and a 30-day comment period. The full budget is available online at www.montgomeryvillage.com, and a summary is provided in the pull-out section of this issue. For details on the budget presentation from the August 27 meeting, see the article beginning on page 1.

PRESIDENT'S REMARKS
MVF Board President Pete Webb thanked the Audit Committee and the MVF staff for their work on the 2021 Draft Budget. He also read a number of resident suggestions for the budget, each with a staff recommendation. The Board agreed that no action was necessary beyond what had already been provided in the staff recommendations.

EVP REPORT
EVP Dave Humpton noted that development at the Village Center, Lidl property and Bloom Village was progressing. He said that earlier that day, Senator Nancy King, County Council President Sidney Katz, and representatives for Lidl, Doyle Construction Company and MVF met for a groundbreaking on the site. Lidl is still a few weeks away from construction, but demolition has already begun. In response to resident inquiries, Humpton mentioned that the new units that would be built on the former golf course

property (Bloom Village) would become members of MVF and pay assessments. He was excited that movement on all three projects was happening.

Humpton also said that the City of Gaithersburg recently put a 1-year moratorium on the Lakeforest Mall property while they worked on the master plan for the site. He will keep the Board abreast of updates, given the proximity of the mall to Montgomery Village. Before asking Director of Recreation and Parks Duncan Mullis to speak, Humpton noted that the North Creek Pool renovation project was about a month behind schedule due to permitting delays at the county level (impacts from COVID closures).

Mr. Mullis gave a brief overview of programs and events that MVF is able to offer under county guidelines. He said MVF is offering a blend of indoor and virtual classes to meet the needs of residents, including: yoga, pickleball, youth dance, youth sports clinics, aerobics, tennis and pilates. He noted successful recurring events such as the MV Farmers' Market (650 visitors per week), Seniors in Action (virtual sessions of games, book discussions and trivia) and drive in movies, as well as upcoming new offerings: wine and paint/craft; tailgate Bingo; Pumpkin Race scavenger hunt, pumpkin decoration and virtual 5K; virtual 5K races, and the virtual park passport. He also said MVF is allowing field permit-

ting (per county guidelines) and the use of outdoor sports courts.

TREASURER'S REPORT
Board Treasurer Bob Carey presented the financial report for the month ended July 31, 2020. He noted that Revenues for both the month and the year continue to be impacted by COVID-19, but are offset by the employee retention credit and investment income. Overall, Net Income remains favorable to the budget due to strong expense management during this time, even without the credit and investments.

Carey reported Cash and Investments at \$10.4M, which is favorable to the same period last year (\$9.4M). He described the Current Ratio (current assets divided by total liabilities) at 6, noting that as excellent (a good number for many companies is 1 to 1.5). He said this is up from 4.8 during the same period last year. Finally, he said Delinquencies have gone up to 20%, mostly due to assessments coming due this quarter.

NEXT MEETING
The next MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Sept. 24, most likely as a conference call. Full meeting details, including location (if any), the meeting packet and/or participation instructions will be posted online at www.montgomeryvillage.com the week before the meeting.

MVF Financial Reports - July 2020

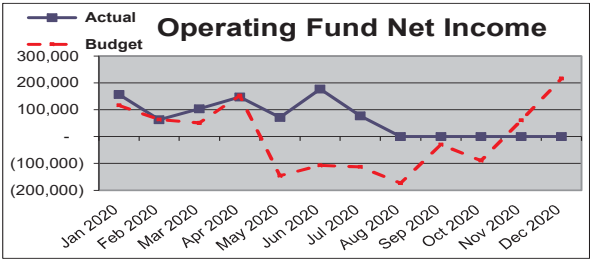
OPERATING FUND - STATEMENT OF INCOME & EXPENSE

	July 2020			YTD Jul 2020		
	Actual	Budget	Variance (Unfav)	Actual	Budget	Variance (Unfav)
Revenue:						
Assessments	556,259	556,259	-	3,893,812	3,893,812	-
Assessment Fees	42,881	37,565	5,316	143,531	136,867	6,665
Transfer Fees	3,525	2,544	981	20,325	20,594	(269)
Disclosure Fees	18,698	10,370	8,328	97,849	85,390	12,459
Advertising revenue	4,756	13,821	(9,064)	15,067	55,425	(40,359)
Pool Memberships/Rental Fees	2,765	20,894	(18,129)	21,914	101,238	(79,323)
Camps & Classes	2,538	41,941	(39,404)	41,414	208,219	(166,805)
Management Fees	73,252	67,919	5,333	486,437	475,435	11,001
Capital Contribution fee	17,511	12,108	5,402	91,030	75,877	15,153
Other Income	95,604	20,844	74,760	309,883	117,775	192,108
Total Revenue	817,788	784,264	33,524	5,121,263	5,170,632	(49,370)
Personnel Costs:						
Salaries & Wages	366,712	458,323	91,612	1,877,524	2,310,057	432,533
Payroll Taxes & Benefits	90,252	103,314	13,062	579,762	678,046	98,284
Personnel Costs	456,964	561,637	104,673	2,457,286	2,988,103	530,817
Business Expenses	8,641	20,829	12,188	55,043	114,440	59,397
Office Supplies	1,098	3,675	2,577	19,028	24,941	5,912
Program/Maint Supplies	20,718	27,028	6,310	76,948	94,067	17,119
Occupancy	28,319	33,137	4,818	168,515	215,780	47,266
Office Expenses/Svc Contracts	23,188	20,643	(2,544)	153,071	173,394	20,322
Equip Maintenance	110	6,160	6,049	1,171	20,710	19,539
Vehicle Expenses	1,444	2,839	1,395	5,874	15,916	10,042
Financial & Legal	16,862	11,017	(5,844)	109,084	103,577	(5,507)
Insurance	12,705	12,706	2	64,525	64,313	(212)
Printing	1,695	1,850	155	13,602	28,634	15,032
Landscape/Maintenance	43,388	74,793	31,405	336,652	470,296	133,644
Security	106	108	2	3,647	3,984	337
Other	0	-	(0)	184	-	(184)
Operating Costs	158,275	214,785	56,511	1,007,345	1,330,051	322,706
Contribution to Reserves	108,651	108,651	(0)	760,554	760,554	(0)
Contribution to CCF	17,511	12,108	(5,402)	91,030	75,877	(15,153)
Purchases of Assets	433	0	(433)	9,391	0	(9,391)
Restricted Expenses	(791)	0	791	128	0	(128)
Other Equity Transfers	-	0	-	-	0	-
Reserve/capital	125,803	120,759	(5,044)	861,102	836,431	(24,671)
Operating Expenses	741,041	897,181	156,140	4,325,733	5,154,585	828,852
Excess/Deficit Revenue	76,747	(112,917)	189,663	795,530	16,047	779,483

MVF BALANCE SHEET

For the Period Ended July 31, 2020

	Current	Prior Year
ASSETS		
Cash & Cash equiv	3,773,802	3,212,921
Investments	6,665,930	6,192,710
Due from Reserves	45,295	401,689
Assessment Receivables	1,003,036	748,476
Other Receivables	109,504	101,227
Current Assets	11,597,568	10,657,023
Gross Fixed Assets	16,578,280	15,951,270
Accumulated Depreciation	(7,600,785)	(7,303,886)
Fixed Assets	8,977,495	8,647,384
Other Assets	85,966	81,225
Assets	20,661,029	19,385,632
LIABILITIES & EQUITY		
Due to Operating	45,295	401,689
Payables	486,255	456,054
Sunstream Cap Lease	103,472	108,667
Deferred Revenue Liab	1,287,941	1,255,925
Liabilities	1,922,964	2,222,336
Undesignated Reserves	2,660,639	2,569,825
Designated Reserves	16,077,421	14,593,467
Equity	18,738,061	17,163,292
Liabilities & Equity	20,661,029	19,385,632



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

IN THE NEWS

Reflections on a unique summer internship

by Comfort Oshagbemi,
MVF Student Representative

This year has brought us some very uncertain times—like nothing we'd ever seen before—and the opportunity to adapt quickly. Yet with so much going on in the world and our country, I was able to find some structure and solace these past few months through a unique internship experience. This summer, I was given the opportunity to learn from the amazing staff at the Montgomery Village Foundation (MVF)—as the annual Montgomery Village Board of Directors Student Representative. Considering there were many physical limitations as a result of Coronavirus, I was still able to enact and fulfill my position remotely. That in no way, however, made my experience any less than what I expected.

Throughout the summer, I participated in numerous virtual meetings with a lot of prominent individuals. I was able to sit down and listen like I have never done before. In my interview with District 39 Senator Nancy King, we discussed her role on the Budget and Taxation Committee. This committee decides what the state budget looks like each fiscal year. She explained to me how the virus has been extremely impactful to the state government because of the lack of revenue, and as a result has shifted the committee's focus to unemployment.

This is similar to the topics discussed in the monthly MVF Board meetings. The Draft 2021 Budget was just released; in planning, the budget had to address a lack of non-assessment revenue. It was interesting to see how similar the state and local governments are, especially in the type of problems they were facing during this pandemic. In addition, it was also very interesting to see how they are overcoming it and trying to return to a sense of normalcy.

I saw exactly this while

I worked with the Architectural Standards Department, which focuses on the upkeep of the different standards in each neighborhood by making sure they stay harmonious with each other. I was able to observe and learn from them as they were able to proceed with their usual work including housing inspections and exterior remodeling applications. The architectural staff kept me engaged with topics about color swatches, filing a lawyer's report, and why a cupola (an ornamental piece to the roof of a house) might be a bit outdated.

I also had the amazing opportunity to interview Montgomery County Council President Sidney Katz. It was delightful to hear that his day mirrored mine, as both were filled with constant virtual meetings. Our discussion ranged from talking about how important it was to have the level of technology that we did at the start of the pandemic, and how that has helped ease the burden of the past few months. We also talked about the county council planning its annual budget; of the \$6 billion budget, about half is allocated towards education. As a high school student in Montgomery County, it helped me understand how education is prioritized in the county. Even Senator King, who has long been an advocate for education, told me about how she participates in the annual senatorial scholarship which provides scholarships to high school seniors for college. It was comforting to know that a program like this was available especially during such a chaotic time.

In working with the MVF Communications Department, I saw first hand how they keep



everyone—Montgomery Village staff and residents— informed. They accomplish this through engaging multiple social networks, the MVF website (www.montgomeryvillage.com), the *Village News* (both in print and online) and marketing materials in conjunction with the Recreation Department.

As my internship comes to an end, I can truthfully say I've gained a lot of wisdom and experience from all the intricate parts that come together to serve and make our community work. I look forward to continuing as the Student Representative through the rest of this year, applying what I've learned to future MVF Board discussions. While the current pandemic did slightly change the overall experience, I felt that it was for the best because I was very immersed in my position as a result of trying to adapt to the climate that the pandemic left us in. What better time to see how well a community works than during a crisis that tests it.

While it's a bit sad that I will not be able to start my morning with a daily joke waiting for me in the chatroom and a few virtual meetings, I know that I will always have all the skills and relationships that I fostered through this experience.

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www.montgomeryvillage.com

IN THE NEWS

New members needed for two important 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 two MVF committees currently in need of new members.

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. at the MVF Office, 10120 Apple Ridge Road.

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.

NOMINATING COMMITTEE

Recently, a long-time volunteer on this committee stepped down from their position. To

fill that position, we are seeking at least one community volunteer with a background or interest in community affairs.

This important standing committee is responsible for reviewing applications and setting the slate of candidates for the Montgomery Village Board of Directors, as well as selecting candidates to be interviewed by the Board for the Student Representative position each year.

The committee meets three times each year, once each in January, February and September at 7 p.m. at the MVF Office, 10120 Apple Ridge Road.

To apply for either 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@mvf.org (Investment Committee), or Assistant EVP Mike Conroy at 240-243-2331 or e-mail mconroy@mvf.org (Nominating Committee).

Futsal/Soccer and Pickleball courts coming to North Creek Community Center

by Amy Roswurm

Beginning Monday, September 14, the lower tennis courts at North Creek Community Center will receive an exciting transformation. The two lower courts will be repurposed to create three pickleball courts and a futsal/soccer court. The project, which will be completed by Rockville-based Sports Systems LCC, will consist of removal of current nets and posts, repairs to the courts, installation of a fence between the two areas, painting of the courts, installation of Pickleball nets and installation of boarding and goals for futsal/soccer court.

The location at North Creek Community Center

was selected after careful consideration of usage and community needs, and after gaining community feedback through various forums. It is anticipated that the project will take approximately two weeks, weather dependent, once it begins. During installation signage will be placed on the courts and additional information will be posted online.

Residents are reminded that this will be an active work area, and should remain off these courts until the conversion is complete.

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

Prescription drug disposal boxes available District Police Stations

Prescription drug disposal boxes are now located in all six Montgomery County Department of Police district station lobbies for resident use. Residents can bring their expired, unwanted or unused prescription medications to a district station and dispose of these medications safely, conveniently and responsibly.

Items Accepted:

- Prescriptions
- Vitamins
- Prescription Ointments

- Pet Medications
- Prescription Patches
- Over-the-Counter Medications

Items Not Accepted:

- Needles
- Inhalers
- Aerosol Cans
- Thermometers
- Lotions or Liquids
- Hydrogen Peroxide

The boxes are accessible 24 hours a day, 7 days a week. Drugs can be dropped off with

no questions asked. Residents are reminded to wear a mask when entering the police station and practice social distancing.

The 6th District Police Station is located at 45 West Watkins Mill Road, Gaithersburg; call the station at 240-773-5700. For more information or police resources, visit www.montgomerycountymd.gov/pol/index.html.

Lap Lanes

Continued from page 1

30-minute blocks will be automatically cancelled by the reservation system.

AUG. 31 TO SEPT. 7:

- Lake Marion and Whetstone pools – 4 to 7:30 p.m.

on weekdays, and noon to 7:30 p.m. on weekends

- Stedwick Pool – noon to 7:30 p.m. on weekdays and weekends

SEPT. 9 TO SEPT. 27:

- Stedwick and Whetstone pools – 3:30 to 7:30 p.m. on Monday, Wednesday and Friday; and noon to 7:30 p.m. on weekends*
*Whetstone Pool will close at 6 p.m. on Friday, Sept. 25.

Please observe the following guidelines for lap swimming:

- Residents are required to reserve a lane for lap swimming/walking prior to arriving to the pool. Staff will check reservations and only permit entry for those who have reserved a time.
- If participant is not in the lap lane within 5 minutes of the scheduled reservation start time, then the lane will become available on a first come, first served basis.

- Swimmers/walkers must exit the pool at the time that their reservation concludes.
- Members from the same household are not permitted to share a lane. Only one person per lane, no exceptions.
- If a minor is swimming/walking laps, then a parent/guardian is permitted to observe; however, they will be required to bring their own chair/towel to sit on.
- When entering the facility, patrons must be free from COVID-19 symptoms, and follow all MVF pool policies and guidelines.
- Staff will require residents to complete a sign-in form and show proof of eligibility to use the pool (Activity Card).

To reserve a lap lane, visit www.signupgenius.com/go/5080D4EAAAD28AFA7-laplane. For more information or questions, e-mail Petra Padilla at ppadilla@mvf.org.

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IN THE NEWS

A busy summer rapidly coming to an end

**DRAFT 2021
BUDGET SUMMARY**

The highlights include no proposed assessment increases; a significant reduction in non-assessment revenues; reduction of four full-time staff positions; and no salary or benefit increases/changes. The Village News is proposed to be published four times a year, along with the Recreation Guide inserts, and all other publications are to go digital. No summer staff hours are included (extended hours on Thursdays or Saturday mornings), due to the new streamlined activity card process; included is \$50K in legal expenses for the condominium legal case/appeals; contribution of over \$1M to Reserve Fund; and over \$1.2 M allocated to fund Reserve projects.

**MVF OPEN FOR
BUSINESS (COVID
UPDATE)**

MVF continues to operate under Phase 2 of Montgomery County/State Executive Orders, which allows MVF to provide most services with the exception of holding special events and indoor recreation programs/classes or community meetings at community centers. Some pools continue to be open, and summer camps concluded in August.

The Montgomery Village Sports Association (MVSA) is not doing any league play for football this fall. The Recreation Department continues to be creative in its offerings, which include, among other things, Virtual Passport (self-guided park activities), Tailgate Bingo, Outdoor Dance (in the Stedwick parking lot), Outdoor Yoga (at the Whetstone Dock

or on the Lake Marion Community Center Deck), Gentle Yoga (via Zoom), L'il Kickers/L'il Ballers (Soccer fields/Whetstone basketball courts), Wine and Paint, Outdoor Movie (North Creek Parking Lot) and more. Be sure to sign up to receive the monthly Recreation e-newsletter at <https://tinyurl.com/yc9a3pt8> to keep up to date on classes, programs and events.

**VILLAGE CENTER
UPDATE**

Atlantic Realty Companies (ARC) will be applying for a site plan amendment from the Montgomery County Planning Department in September to allow the Starbucks to be built as a pad site along Montgomery Village Avenue. The pad site will include another use of approximately 1,300 sq. ft., which has yet to be identified. ARC is planning to submit a site plan for the residential portion of the project at the rear of the site along Watkins Mill Road in September as well. The unit count is approximately 49 town homes and 35 condominiums in this site plan.

**LAKEFOREST MALL
UPDATE**

The Gaithersburg City Council imposed a one-year moratorium on the property in order for the city to complete a Master Plan Amendment for the Lakeforest Mall Map Designation that, according to city staff, reflects a holistic vision for any future redevelopment application. The city clearly wants the current owner of the core section of the mall to purchase the other parcels/anchor tenants on the site so that a mixed-use redevelopment can occur in a timely fashion. MVF

staff will continue to monitor the planning process and brief the Board on any actions that MVF should take, given the adjacency of the property to Montgomery Village.

**NORTH CREEK
POOL/BATHHOUSE
RENOVATION**

Plans are still under review by the county for the renovations to the North Creek Pool and Bathhouse. The review process is taking longer than expected, due to the impacts of the COVID-19 pandemic. The contractor is ready to begin the project as soon as permits are released from Montgomery County.

**CONDOMINIUM
LAWSUIT UPDATE**

In the Circuit Court case, the court has scheduled a hearing in September to determine the amount of assessments that are additionally owed at this time, following Judge Mason's decision on December 17, 2019. At the hearing, MVF will be requesting a total of \$98,176.32 from Normandie-on-the-Lake II (NOLII) Condominium and \$138,401.34 from Heron's Cove Condominium.

In the Court of Special Appeals cases, MVF's counsel contacted the attorney for the two condominium associations to propose narrowing the issues in the case in July, but these contacts were rebuffed. Briefing of the arguments proceeded according to the court's schedule, and the condominiums' brief was submitted in July and MVF's brief was submitted in August. The oral argument before the court is scheduled for late winter 2021.

County Schedule for Labor Day, Monday, Sept. 7

Montgomery County Government will observe the following holiday schedule for Labor Day, Monday, Sept. 7:

County Offices – closed

Alcohol Beverage Services (ABS) – stores open from noon to 5 p.m.

Libraries – closed

Montgomery Parks – visit www.MontgomeryParks.org

Recreation – Outdoor swim facilities will be open. Indoor pools at the Eunice Kennedy/Sargent Shriver Aquatic Center and at the Olney Swim Center will be open, but the indoor pool at the Martin Luther King, Jr. Center is closed for renovations and the Germantown Indoor Swim Center is closed for annual cleaning. All recreation centers, senior centers and administrative offices will be closed.

Ride On/Ride On extRa – Operates on a Sunday schedule. For more information, visit gov/DOT-Transit/essential-plan.html

Ride On Flex – currently not in service due to health crisis

Shared Streets program – Closures: Arlington Road is closed to cars and open to pedestrians and cyclists to connect Down-

town Bethesda to Montgomery Parks' car-free Little Falls Parkway from 9 a.m. Friday, Sept. 4, to 7 a.m. Tuesday, Sept. 8. For more information on MC-DOT's Shared Streets program, visit gov/dot/sharedstreets.

Metrorail and Metrobus – information available at www.wmata.com

MARC Train and Commuter Bus – Information is available at maryland.gov

TRiPS Commuter Store at Silver Spring Transit Center – closed

TRiPS Mobile Commuter Store – Open 10 a.m. to 4 p.m. For more information, visit montgomerycountymd.gov/dot-transit/holiday_schedules.html

County-provided recycling pickup – Recycling collection will not be collected Monday, Sept. 7. After the holiday, recycling collection will slide and be one date later than normal. Last pickup will be on Saturday, Sept. 12.

Shady Grove Processing Facility and Transfer Station – closed

Parking at Public Garages, Lots, Curbside Meters – free

State Offices and Courts – closed

Lake safety reminders for keeping residents and pets safe

In the summer, it is not unusual for lakes and ponds to develop blue-green algae. Recently, there have been reports of blue-green algae around the county, and this week, potential blue-green algae blooms were noted in some Village lakes for the first time this year. All of this is not surprising, given the high temperatures and amount of rain that has fallen this year.

While not all species of blue-green algae are harmful, some species do produce toxins that can be harmful to humans and animals if ingested. It is also common for blue-green algae blooms to appear quickly and remain for days or weeks without causing any harm. Cooler weather in the fall will

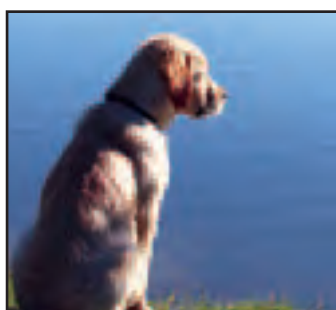
naturally kill the algae.

Residents are reminded to take the following precautions in MVF parks, regardless of the presence of algae blooms in the lakes and ponds (which are actually stormwater management facilities):

- Avoid direct contact with water while boating or fishing
- Swimming and wading are prohibited in lakes at all times
- Keep dogs on leash and do not allow them to drink or be in contact with the water
- Wash hands thoroughly prior to eating, drinking or smoking if you come in contact with the water

Recreational activities including boating and fishing will remain open at Lake Whetstone.

For more information regarding exposure to algae for humans and animals, visit www.epa.gov/nutrient-pollution/protect-your-pooch and www.epa.gov/cyanohabs/health-effects-cyanotoxins.



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IN THE NEWS

End of summer Pool Schedule

With summer winding down, MVF is starting to close pools for the season, being mindful of usage and staff availability. As of August 16, Peggy Mark and Hurley Park pools were closed for the season, leaving Whetstone, Lake Marion and Stedwick pools for resident enjoyment. Through Sunday, Sept. 27 these three pools will remain open in various capacities as noted below.

Through Monday, Sept. 7 (Labor Day):

LAKE MARION POOL

- Open weekdays, 4 to 7:30 p.m.
- Open weekends, Noon to 7:30 p.m.
- Number of lanes available: 6
- Capacity permitted: 130
- Will close at 6 p.m. on Monday, Sept. 7

STEDWICK POOL

- Open daily, Noon to 7:30 p.m.
- Number of lanes available: 3
- Capacity permitted: 75

WHETSTONE POOL

- Open weekdays, 4 to 7:30 p.m.
- Open weekends, Noon to 7:30 p.m.
- Number of lanes available: 6
- Capacity permitted: 75

Tuesday, Sept. 8 to Sunday, Sept. 27

For the fall season, Stedwick Pool will be open as has been in the past. In addition, Whetstone Pool will maintain a similar daily schedule for lap swimming only. This will allow for additional lap lanes, without compromising the capacity at Stedwick for recreational use.

STEDWICK POOL (HEATED)

- For recreational swim and lap swimming (by appointment only)
- Open Monday, Wednesday and Friday, 3:30 to 7:30 p.m.
- Open weekends, Noon to 7:30 p.m.
- Number of lanes available: 3
- Capacity permitted: 75
- Will close at 6 p.m. on Sunday, Sept. 27.

WHETSTONE POOL

- For lap swimming only (by appointment only)
- Open Monday, Wednesday and Friday, 3:30 to 6:30 p.m.
- Number of lanes available: 6
- Will close at 6 p.m. on Friday, Sept. 25. Under-utilization and weather conditions may result in an earlier closure date.

To reserve a lap lane for exercise, see the article on page 1.



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 at Einstein Bros. Bagels located at 19114 Montgomery Village Avenue in the early morning hours of August 3. Forced entry; property was taken. No suspect(s) information available.

RESIDENTIAL BURGLARY

A residential burglary occurred in the 9900 block of Walker House Road in the early morning hours of August /20. Forced entry; property was taken. No suspect(s) information available.

A residential burglary occurred in the 9500 block of Horizon Run Road between approximately 9 p.m. on August 20 and 5:50 p.m. on August 21. Forced entry; nothing was taken. No suspect(s) information available.

STRONG-ARM ROBBERY

A strong-arm robbery of a rideshare driver occurred in the 19300 block of Montgomery Village Avenue at approximately 11:07 p.m. on August 9. The suspect assaulted the adult male victim and took his property. Victim/Witness described suspect as: W/F, age 20 to 25.

THEFT FROM VEHICLE

A theft from vehicle occurred in the 19000 block of Stedwick Drive between approximately 1 a.m. and 6 a.m. on August 14. No force; property was taken. No suspect(s) information available.

Two thefts from vehicles occurred between August 10 and August 13. Affected streets included Drexel Hill Circle and Canebroke Court. No force; money and property were taken. No suspect(s) information available.

Multiple thefts from vehicles occurred between August 17 and August 22. Affected streets included Hellingly Place, and Walkers Choice Road. Force was re-

ported in two events; money, property, and vehicle parts were taken. No suspect(s) information available.

Two thefts from vehicles occurred between August 15 and August 22. One theft occurred in the area of Apple Ridge Road and Torrey Pond Road. Force was reported in one event; property was taken. No suspect(s) information available.

VEHICLE THEFT

Two vehicle thefts occurred at the same residence in the 20300 block of Stedmall Place between approximately 9 p.m. on July 31 and 10:30 a.m. on August 1. Unknown entry; keys to both vehicles were reported to have been left inside one of the vehicles. One vehicle was recovered on August 2 and the other was recovered on August 4. No suspect(s) information available.

A vehicle theft occurred in the 18300 block of Lost Knife Circle at approximately 9:15 p.m. on August 8. No force; the vehicle was reported to have been left unlocked and running. No suspect(s) information available.

Vehicle thefts occurred in the following areas:

- In the 19400 block of Brassie Place between approximately noon on August 11 and 1:40 a.m. on August 12. Unknown entry; a spare key was reported to have been left inside. The vehicle was recovered on August 12. Victim/Witness described suspect as: W/M, age unknown.
- In the 20200 block of Gentle Way between approximately mid-night. and 11 a.m. on August 15. Unknown entry. No suspect(s) information available.
- In the 9800 block of Maple Leaf Drive between approximately 11 p.m. on August 18 and 5:30 a.m. on August 19. Unknown entry. No suspect(s) information available.

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IN THE NEWS

Village homeowners may be eligible for Weatherization Grants

Funded by the Maryland Energy Administration (MEA), and in partnership with the non-profit BlockChain Frontiers Foundation (BCFF), Village residents can now apply Energy and Weatherization Grants for fiscal year 2020; a total of \$500,000 is available through this program.

If qualified (see chart below) this grant will utilize funds to make improvements to your home to help reduce monthly utility bills, improve home

comfort and home indoor air quality and eliminate some health and safety issues. Typical upgrades include: energy audit, insulation, air-sealing, duct-sealing, heating and cooling equipment and more.

Residents of the cities of Rockville and Takoma Park, as well as members of the Howard County Community Action Council have taken advantage of this program, and Montgomery Village residents should, too.

For program information and an application to participate, visit <https://thebcff.org/portfolio-items/weatherization/> or www.edge-gogreen.com/grants/. For more information, contact Lt. (Ret) James Flynn at 240-417-9098 or e-mail jf258@aol.com; or Alison Miller at 301-908-4079 or e-mail stg_am@msn.com.

All homeowners must meet income criteria and be willing to provide documentation of income
Page 1 and Page 2 of Federal Income Tax Return form 1040

Number of People Living in House	Owner(s) Only Annual Income Must Be Less than	Number of People Living in House	Owner(s) Only Annual Income Must Be Less than
1 ➡	\$69,800.00	2 ➡	\$79,750.00
3 ➡	\$89,700.00	4 ➡	\$99,600.00
5 ➡	\$107,600.00	6 ➡	\$115,600.00
7 ➡	\$123,600.00	8 ➡	\$131,600.00

Text-To-911 now available in Maryland

If you’re experiencing an emergency and are unable to place a voice call, you are now able to send a text to 911. Follow these steps to request emergency services:

1. Enter 911 in the “To” line.
2. Enter a brief message that includes the location of the emergency and type of service needed – police, fire or ambulance.
3. Hit send.
4. Respond to questions from the responding 911 specialist and follow the instructions he or she provides.

Tips for using text-to-911:

- If text-to-911 is not available in your area, or if it is temporarily unavailable, you should receive a message from your carrier letting you know to place a phone or relay call
- Pictures and/or videos cannot be received by 911 via text
- If you include another contact on your text it may not be received by 911
- English is the preferred language for text, however, some lim-

ited translation services may be available

- Text in short, simple messages; do not use abbreviations or slang
- Do not text and drive

Draft Budget

Continued from page 1

Since its inception, CCF has generated over \$1.2 million, which has funded projects like the South Valley Park restrooms and concession stand, Lake Whetstone Dock replacement, Theatre Pond fountain, all-abilities playground at Apple Ridge, South Valley Park field renovation and more. MVF expects a projected revenue of \$150,000 from the CCF in 2021, and anticipates using \$200,000 for the repurposing of the Watkins Mill Pool site.

Personnel costs will remain flat, with no general merit increase or increase in benefit flex dollars for staff; the budget maintains a 6% 401k match for staff. Increased personnel costs include an increase in temporary wages due to the increase in the county minimum wage and expected personnel needed for the soon-to-be-renovated North Creek Pool.

Contributions to Reserves (CTR) have slightly decreased from 2020 to be in line with the updated Reserve Study, totaling \$1,296,362 for the year. The MVF Fund will receive \$287,718 and the DU Fund will receive \$1,008,644 (95% of recommended CTR), with contributions made monthly. The CTR should fund 75 percent of replacement costs over a 30-year period.

Major Reserve Expenses for 2021 include: the doors, siding, AC units and roof for the MVF Office and maintenance buildings (MVF, \$175k) and resurfacing of Whetstone Pool and demolition of Watkins Mill Pool (DU, \$260k). Along with other expenses, this amounts

to a necessary \$722,532 and another potential \$540,038 for a total of \$1,262,571 in Reserve spending.

Salazar said in the 5-Year Plan, Assessment Revenue from new housing units on both the former golf course property and the Village Center were expected to hit the budget from 2022 to 2025. Other 5-year assumptions include increases for full-time and temporary wages, service contracts and operating expenses. The additional units will help keep projected assessment rate increases lower, extending the current MVF Assessment Ceiling. At the same time, the DU fund will continue to see increases as we build up the Undesignated Reserve balance to the 10% target.

RESIDENT COMMENTS

The MVF 2021 Proposed Budget and budget presentation can be viewed in their entirety and are available for download online at www.montgomeryvillage.com. A full copy of the budget may also be viewed at the MVF Office, 10120 Apple Ridge Road, during regular business hours. Residents are encouraged to review the budget online.

For the next 30 days, comments or questions can be directed to CFO Daniel Salazar via e-mail at budget@mvf.org or in writing to Montgomery Village Foundation, Inc., ATTN: 2021 Proposed Budget, 10120 Apple Ridge Road, Montgomery Village, MD 20886.



www.montgomeryvillage.com



ARB DECISIONS



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 September 2, 2020

AApproved
AWMApproved w/modifications
DDenied
PEND.....Pending

EASTGATE
20214 YANKEE HARBOR PL - Deck, A
20214 YANKEE HARBOR PL - Fence and Gate, AWM
20214 YANKEE HARBOR PL - Roof, AWM
11 HARBOR TREE CT - Roof, AWM
7805HERITAGEFARMDR- Fence and Gate, AWM
20506 CROSS JACK PL - Replacement Windows, AWM
20506 CROSS JACK PL - Window Modification, AWM
7829HERITAGEFARMDR- Driveway Modification, D
7808HERITAGEFARMDR- Replacement Windows, AWM
7720HERITAGEFARMDR- Exterior Paint, AWM

EAST VILLAGE
8230 GALLERY CT - Roof, A
8236COLLINGDALEWAY- Shed, AWM
8225COLLINGDALEWAY- Replacement Windows, AWM
20009 GIANTSTEP TER - Vinyl Siding and Trim, AWM
19908 SILVERFIELD DR - Exterior Paint, AWM
20400RAINBOWVIEWTER- Patio, AWM
20400RAINBOWVIEWTER- Storm Door, A
20400RAINBOWVIEWTER- Wall, AWM
20408RAINBOWVIEWTER- Porch, D
20305STRINGFELLOW CT- Fence and Gate, AWM

20305STRINGFELLOW CT- Miscellaneous, AWM
8639 HAWK RUN TER - Fence and Gate, AWM
8609 HAWK RUN TER - Trim, AWM
8609 HAWK RUN TER - Front Door Replacement, A
8718 DELCRIS DR - Air Conditioning Unit, A
20414 IVYBRIDGE CT - Roof, AWM
20420 DAVENCROFT CT - Replacement Patio Door, AWM
20420 DAVENCROFT CT - Patio, W
8656 DELCRIS DR - Exterior Paint, AWM
20413 OAK BLUFF DR - Deck Stain, AWM
20303 BUTTERWICKWAY- Exterior Paint, AWM
8811 ESKRIDGE CT - Planter, A
8811 ESKRIDGE CT - Walkway, AWM
8718 DREXEL HILL PL - Patio, A
8703 FERRYSBURG WAY - Shed Removal, A
8605 HALFPENNY WAY - Storm Door, AWM
8605 HALFPENNY WAY - Fence and Gate, AWM
8605 HALFPENNY WAY - Railing, AWM
8605 HALFPENNY WAY - Patio, W
8605 HALFPENNY WAY - Walkway, W
20105 STALVEY HILL PL - Replacement Windows, AWM

8503TINDALSPRINGS DR- Exterior Light, A
8341 MARKETREE CIR - Vinyl Siding and Trim, AWM
8327 MARKETREE CIR - Shed, AWM
20306 MARKETREE PL - Security Device, AWM
8 MARKETREE CT - Trim, AWM
6 MARKETREE CT - Roof, AWM

MARYLAND PLACE
19331 KEYMAR WAY - Vinyl Siding, AWM
19331 KEYMAR WAY - Downspout/Gutter, A
19337 KEYMAR WAY - Exterior Light, A
19407 THOMASFARM RD- Roof, A
9527 TIPPETT LN - Storm Door, A
19321 TRANSHIRE RD - Vinyl Siding and Trim, AWM
9632 MARSTON LN - Fence and Gate, AWM
19320 TRANSHIRE RD - Mailbox, AWM

MIDDLE VILLAGE
10011 RIDGELINE DR - Replacement Patio Door, AWM
9606 BRASSIE WAY - Patio, A
9606 BRASSIE WAY - Planter, W
9606 BRASSIE WAY - Landscape Borders, W
9781 BRASSIE WAY - Front Door Replacement, AWM

9781 BRASSIE WAY - Replacement Patio Door, AWM
9781 BRASSIE WAY - Shutters, AWM
9781 BRASSIE WAY - Vinyl Siding and Trim, AWM
69 BRASSIE CT - Pond, D

NORTHGATE
20304 GENTLE WAY - Front Door Replacement, A
20304 GENTLE WAY - Replacement Patio Door, A
20228 LEA POND PL - Storm Door, AWM
20228 LEA POND PL - Exterior Paint, AWM
20222 LEA POND PL - Replacement Windows with Capped Trim, AWM
20427 ASPENWOOD LN - Fence and Gate, AWM
9834 MAPLE LEAF DR - Vinyl Siding and Trim, AWM
9834 MAPLE LEAF DR - Shutters, A
20232 MAPLE LEAF CT - Fence and Gate, D
10005 MAPLE LEAF DR - Handrail, A
20425MEADOWPONDPL- Replacement Siding, A
20415MEADOWPONDPL- Roof, AWM
20415MEADOWPONDPL- Downspout/Gutter, AWM
20415MEADOWPONDPL- Trim, AWM
20415MEADOWPONDPL- Miscellaneous, AWM
20411MEADOWPONDPL- Roof, A

NORTH VILLAGE
20700 HIGHLAND HALL DR - Roof, A
20662 HIGHLAND HALL DR - Exterior Paint, AWM

9221 CHADBURN PL - Storm Door, AWM
20561STRATHHAVENDR- Roof, AWM
9508 DUNBROOK CT - Dormer Window,
20511STRATHHAVENDR- Window Modification, AWM
20123 WELBECK TER - Vinyl Siding, AWM
8729 WELBECK WAY - Roof, AWM
8729 WELBECK WAY - Downspout/Gutter, AWM
8613 WELBECK WAY - Storm Door, A
8613 WELBECK WAY - Front Door Replacement, A
8674 WELBECK WAY - Gate, D
9505 ASPENWOOD PL - Mailbox, A
9412 VINEYARD HAVEN DR - Exterior Paint, A

PATTON RIDGE
9852 DELLCASTLE RD - Walkway, A
9924 DELLCASTLE RD - Deck Stain, A
9701 NORDSTROM CT - Roof, A
20005 DOOLITTLE ST - Solar Systems, AWM
10008 DESOTO CT - Egress Window, A
10008 DESOTO CT - Replacement Windows, A
9335 WEATHERVANE PL - Roof, AWM
9327 WEATHERVANE PL - Patio, A
9327 WEATHERVANE PL - Steps, A
19802 BILLINGS CT - Vinyl Siding, AWM

See ARB DECISIONS page 13

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ARB DECISIONS

ARB Decisions

Continued from page 12

19802 BILLINGS CT - Window Modification, AWM
19802 BILLINGS CT - Shutters, AWM
19818 BILLINGS CT - Storm Door, AWM
19806 BAZZELLTON PL - Deck Stain, A
9306 BREMERTON WAY - Replacement Windows, AWM
9503 FERNHOLLOWWAY - Appeal, AWM
9551 FERNHOLLOWWAY - Front Door Replacement, D
9551 FERNHOLLOWWAY - Replacement Windows, AWM
9551 FERNHOLLOWWAY - Sidelight, D
9551 FERNHOLLOWWAY - Replacement Patio Door, AWM
9436 FERNHOLLOWWAY - Walkway, AWM
9436 FERNHOLLOWWAY - Stoop, AWM
20110 HOB HILL WAY - Deck, AWM
20133 HOB HILL WAY - Deck, AWM
9504 BRIARGLENN WAY - Replacement Windows, AWM
9504 BRIARGLENN WAY - Replacement Patio Door, AWM
9527 BRIARGLENN WAY - Replacement Patio Door, A
9436 CHATTEROY PL - Patio, A
9404 QUILL PL - Replacement Windows, AWM
9404 QUILL PL - Garage Door, A
9512 DUFFER WAY - Fence and Gate, AWM
9527 DUFFER WAY - Fence and Gate, AWM
19730 GREENSIDE TER - Roof, A
19738 GREENSIDE TER - Fence and Gate, AWM
19800 GREENSIDE TER - Exterior Paint, A
19800 GREENSIDE TER - Shutters, A
19800 GREENSIDE TER - Exterior Paint, D
19803 GREENSIDE TER - Roof, AWM

SOUTH VILLAGE
9864 DOCKSIDE TER - Deck, AWM
9864 DOCKSIDE TER - Replacement Windows, AWM
9864 DOCKSIDE TER - Replacement Patio Door, AWM
9817 SAILFISH TER - Exterior Paint, A
9775 LAKE SHORE DR - Fence, D
18727 PIER POINT PL - Roof, AWM
18633 PIER POINT PL - Security Light, AWM
9721 DOCENADR - Roof, A
18618 NATHANS PL - Patio, AWM
18712 NATHANS PL - Patio, A
18773 NATHANS PL - Gate, AWM
18124 COPPS HILL PL - Exterior Paint, A
6 COPPS HILL CT - Front Door Replacement, AWM
6 COPPS HILL CT - Replacement Door, AWM
6 COPPS HILL CT - Storm Door, AWM
6 COPPS HILL CT - Exterior Paint, AWM
6 COPPS HILL CT - Exterior Paint, A
19058 MONTGOMERY VILLAGE AVE - Front Door Replacement, W
19058 MONTGOMERY VILLAGE AVE - Replacement Windows, W
19058 MONTGOMERY VILLAGE AVE - Replacement Patio Door, W
18914 MONTGOMERY VILLAGE AVE - Replacement Windows, AWM
18809 WALKERS CHOICE RD - Fence and Gate, AWM
9903 LAKE LANDING RD - Roof, A
9941 LAKE LANDING RD - Replacement Windows with Capped Trim, AWM
9941 LAKE LANDING RD - Replacement Patio Door, AWM

STEDWICK
19167 STEDWICK DR - Shed, D
10102 KINDLY CT - Exterior Paint, W
10102 KINDLY CT - Exterior Paint, AWM
10102 KINDLY CT - Shed, AWM
10335 WATKINSMILL DR - Exterior Paint, A
10412 CAPEHART CT - Solar Systems, D
10439 KARDWRIGHT CT - Exterior Paint, A
10439 KARDWRIGHT CT - Walkway, A
19118 CAPEHART DR - Walkway, AWM
19118 CAPEHART DR - Gutter Guard, A
10516 CAMBRIDGE CT - Fence, AWM
10516 CAMBRIDGE CT - Fence and Gate, AWM
19006 CANADIAN CT - Front Door Replacement, D
19006 CANADIAN CT - Fence and Gate, AWM
19423 BATTLE RIDGEWAY - Exterior Paint, A
19501 WORSHAM CT - Storm Door, AWM
19501 WORSHAM CT - Fence and Gate, A
19501 WORSHAM CT - Roof, AWM
19501 WORSHAM CT - Replacement Windows, AWM
19630 ENTERPRISE WAY - Patio, W
19630 ENTERPRISE WAY - Replacement Door, W
10512 SENECA RIDGE DR - Miscellaneous, D
10512 SENECA RIDGE DR - Patio, A
19314 DUNBRIDGE WAY - Chimney, AWM
19338 FRENCHTON PL - Roof, AWM
19334 FRENCHTON PL - Roof, AWM
19214 DUNBRIDGE WAY - Walkway, AWM

19214 DUNBRIDGE WAY - Front Door Replacement, AWM
19214 DUNBRIDGE WAY - Storm Door, AWM
19214 DUNBRIDGE WAY - Exterior Paint, D
19214 DUNBRIDGE WAY - Roof, AWM
19214 DUNBRIDGE WAY - Sidelight, AWM
19413 FABER CT - Exterior Paint, D
19413 FABER CT - Miscellaneous, A
10721 WAYRIDGE DR - Skylight, D
19 WAYRIDGE CT - Exterior Paint, A
19536 DESMET PL - Roof, AWM
10116 BLUE TEE TER - Downspout/Gutter, A
19614 CLUB LAKE RD - Deck, D
19678 CLUB LAKE RD - Exterior Paint, A
10042 WEDGE WAY - Exterior Paint, W

10042 WEDGE WAY - Roof, AWM
10042 WEDGE WAY - Downspout/Gutter, AWM
10311 ROYAL WOODS CT - Front Door Replacement, D
10257 COVE LEDGE CT - Roof, A
10263 COVE LEDGE CT - Roof, A

WHETSTONE
9805 WHETSTONE DR - Garage Door, AWM
9721 INAUGURAL WAY - Roof, A
19133 ROMAN WAY - Roof, AWM
19133 ROMAN WAY - Downspout/Gutter, AWM
18944 WHETSTONE CIR - Garage Door, AWM
18901 CHIMNEY PL - Walkway, AWM
18920 DIARY RD - Deck Stain, A
9300 HAYMARKET PL - Exterior Paint, AWM



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Community criteria for exterior features on all homes in Montgomery Village is available online at

www.montgomeryvillage.com



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.

NORTH VILLAGE VIEW

North Village 2021 budget

by the North Village Board of Directors

The board has approved its draft 2021 budget for publication, in preparation for a final vote at the Thursday, Oct. 15 meeting. The accompanying table provides a brief summary and the corresponding assessment the board proposes for 2021.

Guided by the by-laws of the North Village Homes Corporation, certain expenditure increases are capped by the Consumer Price Index change (CPI) from last year to this year. Those expenditures include everything but the special contracts for security and

trash. The CPI change for the evaluation period was 1%. The overall increase, when all outlays are considered, projects to be an overall 3.7% increase over last year.

BUDGET ANALYSIS

If you're reading this article you have an interest in understanding the budget for next year. We hope you'll find this information helpful.

Maintenance costs are the largest part of the budget, consistent with prior years. Of the \$226,901 we are budgeting for 2021, the fixed price landscaping accounts for \$109,948 of that. These funds will help ensure that the common area

lawns are mowed and that the leaf collection will continue as well. This contract came in at 1.5% higher than last year. Another large component of the maintenance category is the tree removal line item, budgeted at \$50,000. We continue to see the need for these costs despite addressing them each year, and thus a 3.8% budget increase could still see us over budget in this category when 2021 is finished. We ended up spending \$64,130 in 2019 and expect to spend at or above budget this year, having just spent \$35,000 on the last tree removal run with more to come.

TRASH & SECURITY EXPENSES

We have special contracts for trash and security, authorized by homeowner-approved by-laws, that account for approximately \$130,106 in our budget. The security contract increased by 3%, consistent with last year. We are budgeting \$81,903 for trash removal for 2021. This number has increased to reflect additional funding for bulk trash removal as a result of the continued failure of many residents to use the bulk trash pickups included in the Potomac Disposal contract. A simple call could save everyone money. We cannot stress enough the financial burden placed on the community as a whole because some residents or their contractors are just leaving their bulk trash without calling Potomac. We have had to hire an extra contractor to pick up bulk trash, that, for the most part, would have been collected at no extra cost by the resident's contacting Potomac Disposal. Please, let's work together to minimize these extra costs.

The third category of our budget is the non-maintenance portion and includes the Montgomery Village Foundation management fee, legal, bad debt and required expenses such as audit and insurance

expenses. This category is slightly higher with the increase primarily due to insurances. MVF's agreement with us is limited to the same CPI increase we are limited to, so there is no significant increase.

The planned contribution to capital reserves for 2021 of \$148,822 is an increase over 2020, but consistent with recommendations of our 2015 reserve study. We expect to incur costs related to that study that include some road repairs and some concrete repairs. We are looking to replace some entry signs over time as well. Recently, the capital reserves were used to redo the asphalt and sidewalk on Pleasant Ridge Drive near Highland Hall Drive, as well as to fix the drain near the entrance to Hurley Park.

We look forward to input from the residents on the 2021 budget. Please provide questions or comments to Community Manager April Steward at 240-243-2325, or e-mail asteward@mvmf.org before Thursday, Oct. 15. Please plan to attend residents time, beginning at 7 p.m., at the October meeting.

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

Comparison of Proposed NVHC Budget for 2021 with Prior Years

	2021 Draft Budget	2020 Budget	2019 Actual
Operating Costs			
• Maintenance	\$226,901	\$229,473	252,017
Security	48,203	\$46,800	45,837
Trash	81,903	\$64,900	59,555
• Total Security and Trash	130,106	\$111,700	105,391
• Non-Maintenance	153,523	150,646	153,585
Total Operating Costs	\$510,530	\$491,819	510,933
Contribution to Reserves	148,822	\$144,000	195,903
Total Expenditures	\$659,352	\$635,819	706,836
Annual Assessment	\$742.51	\$716.01	
Quarterly Assessment	\$185.63	\$179.00	



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HOUSING INCREASE VS TO HOUSING: \$10,789

SAVINGS: \$8,652

ARB APPLICATIONS

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.



HOMES CORPORATIONS

WHETSTONE WATCH

Am I a good neighbor?

by William R. Ott, Whetstone Board of Directors

We have all been spending more time at home and in our neighborhoods during the COVID pandemic. Maybe, for the first time, we have met some of our neighbors during our more frequent walks. Maybe we have noticed things in the neighborhood that we never noticed before. In this situation, when we are closer than ever before, it made me wonder: am I a good neighbor? Here are a few yes/no questions that I used to try to gauge myself. How do you score?

1. Do I keep my trash/recycle containers out of site from the street and pathways?
 2. Do I put the containers on the street only the night before pickup is scheduled?
 3. Do I re-store the containers the same day as they are emptied?
 4. On trash/recycle days do I park my car(s) so that the trucks can pass without going over curbs, corners or grassy areas and damaging the common areas?
 5. Do I take care to clean up after my dog when we go for a walk?
 6. Do I report street light outages to the MVF community manager?
 7. Do I know how to contact the MVF community manager? (Answer: call 301-948-0110 or e-mail kkodjadian@mof.org)
 8. Do I inform the MVF Architectural Standards Department when I wish to make a noticeable change to my house or property?
 9. Do I know the non-emergency number of the police if I see some suspicious activity? (Answer: 301-279-9000)
 10. Do I know how to contact my nearest neighbors quickly in case of an emergency?
- How are you doing so far? If you answered YES to at least 7 out of 10 of these questions, then read on, as the questions get harder.
11. Am I cooperating with my next door neighbor to keep an eye on our respective homes during weekend or extended trips?
 12. Do I keep the curbs in front of my house clean of leaves, gravel and other litter?
 13. Do I collect any branches from my trees that fall onto community property for recycle pickup, even if they are on the other side of the fence or wall?
 14. Do I respect the community covenants and park my pickup truck in my garage overnight?

15. Do I observe the speed limits (+/- 5 mph) and stop signs when driving within Montgomery Village?

16. Would I rescue my neighbor's trash can or lid if the wind blows it into the street?

17. Would I rescue my neighbor's delivered package(s) that are left on the step and are getting wet?

18. Would I consider being a block captain?

What are block captains? Each block captain is the contact point for about 6 to 10 of their nearest neighbors and a critical point of contact for uniting the 447 households of Whetstone.

About 10 years ago, Joe and Della Maher re-energized the block captain system to serve as basic support for the Neighborhood Watch program that was formed at that time. When called upon, the block captain alerts his/her neighbors of security issues in the community; and vice-versa, to alert the Whetstone board or the MVF Office about security concerns in their locality. You do this usually by text, e-mail or telephone. These situations don't happen very often, but, when they do, it is important for everyone to be informed.

What else can a block captain do? If you want, you can get your nearest neighbors to agree to watch each other's homes while they are away (a neighborhood watch priority), or alert them about local issues of common interest, like Whetstone voting deadlines or the Professional Center redevelopment.

We once had 49 block captains in Whetstone. Today we have about 9. The others have either moved or can no longer serve for various reasons.

If you're right now thinking, "I could do this," then be a really good neighbor and provide your contact information to kkodjadian@mof.org.

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.

EAST VILLAGE ECHO

Last call for Montgomery Village pools for the season!

by the East Village Board of Directors

With the summer winding down, pools are starting to shut down for the season. As of August 31, Lake Marion, Stedwick and Whetstone pools have reduced their hours in order to accommodate staff availability.

Lake Marion Pool is open weekdays from 4 to 7:30 p.m. and weekends from noon until 7:30 p.m. There are six lap lanes available, and capacity is capped at 130 people. The final day to enjoy Lake Marion Pool for 2020 is Monday, Sept. 7.

Stedwick Pool is open from noon to 7:30 p.m. every day

with three lap lanes available and capacity capped at 75 people. Whetstone Pool is open weekdays from 4 p.m. to 7:30 p.m. and weekends from noon until 7:30 p.m. There are six lap lanes available and capacity is capped at 75.

After Tuesday, Sept. 8, Stedwick Pool is open and is heated. However, lap swimming is by appointment only. The pool is open Monday, Wednesday and Friday from 3:30 until 7:30 p.m. and weekends from noon to 7:30 p.m. There are three lanes available and capacity is capped at 75. The final day to enjoy Stedwick is Sunday, Sept. 27.

Whetstone Pool will only be open Monday, Wednesday and Friday by appointment for lap swimming only from 3:30 to 6:30 p.m. There are six lanes available, and the last day of operation is Friday, Sept. 25.

To reserve a lap lane, visit www.signupgenius.com/go/5080D4EAAAD28AAFA7-laplane.

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.

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<p>Just Listed!</p> <p>Laytonsville \$824,500</p> <p>Custom Built Colonial! Elegant Colonial sits on 2.0 acres at the back of a cul-de-sac. 4 BR, 3.5 Baths, & 3-Car Garage. Brazilian walnut hardwood floors on main & upper levels. Solar panels on the back roof & reduces electrical bill. Updated kitchen w/ breakfast area & morning room. 2-story FR with a gas log fireplace. Updated Mst BA. Finished walk-up lower level to backyard has a rec room & full bath. Home Warranty. Virtual Tour: HomesByAudrey.com</p>	<p>New Price!</p> <p>Goshen Estates \$674,500</p> <p>Exquisite Colonial! Tot. Brothers Grand Philmont Colonial. 4 BR, 4.5 Baths & 3-Car Garage. \$45K in Upgrades & Updates! New Roof & Skylights. Center isle kitchen w/ Corian counters & SS appliances. 2-Story FR w/ fireplace. Master BR has sitting room, walk-in closet, & master BA. 4th BR w/ sitting room & full BA. Finished walk-up stairs to backyard has rec room w/ gas FP, wet bar, den, & full BA. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p>New Price!</p> <p>Laytonsville \$695,000</p> <p>Beautiful Colonial! Elegant colonial on 1.85 acres in Goshen Estates. \$247K in upgrades & updates. 3-sided brick w/ redwood siding on the back. 4 BR, 3 Full Baths, & 2 Half Baths. 3 Fireplaces, gleaming wood floors, & updated baths. Gourmet custom designed kitchen w/ cherry wood cabinetry, ceramic splash wall & granite counters. Finished lower level has rec room, full bath, & den. Expanded deck! Home Warranty! Virtual Tour: HomesByAudrey.com</p>
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HOMES CORPORATIONS

MARYLAND PLACE MESSAGES

Fall is fast approaching!

by the Maryland Place Board of Directors

The board receives constant complaints from residents about trash. Residents are seen placing plastic bags of trash, recycling bins, paper leaf bags, furniture, appliances, etc. on community property daily! Not only is this unsightly and unsanitary, it's also against Montgomery County law and the Maryland Place By-laws. All trash and recycling should be stored on your own property in a sealed rat/vermin-proof container at all times. Trash or recycling should never be placed on community property, period! As a result of all the plastic bags of trash left on community property, we now have a major rat problem. We are providing them with a buffet of food in easy-to-chew-through

plastic bags. The board has contracted Orkin to place rat bait stations throughout the neighborhood. These stations are child and pet proof. This service is not cheap, and the board will monitor it to see if it is helping with the rat problem. As a reminder, all trash is to be placed out for collection on Sunday and Wednesday nights after dark at the rear of your property. Trash is picked up on Monday and Thursday mornings. Recycling is to be placed in the front of your property on Wednesday night after dark for collection on Thursday morning. At no time should trash or recycling ever be placed on community property.

Maryland Place Messages: for residents of Maryland Place.

STEDWICK SIGNALS

Back-to-School and the coming of autumn

by Keith Silliman

Schools are back in session at some level with yet another change to the activities and flow of our community. Autumn will be here before we realize it. In this topsy-turvy world, some things remain the same. The Stedwick Homes Corporation has continued to function, continuing a somewhat normal level of operation. The grass continues to be cut, trash is being collected, critical maintenance activities are taking place and the bills have been paid on a timely basis. Our August board of directors meeting was held virtually. Tree pruning in the Ridges and Clusters III communities has been concluded. Storm drains throughout Stedwick have been repaired. Plans are underway to plant trees of multiple species throughout Stedwick to add tree cover and to replace some of the trees that have been removed as a result of storm damage.

Thank you to our residents who have used our website to report maintenance issues. The use of the website has been helpful in bringing those items to our attention, and we have been able to address them. Last month's Stedwick article in the *Village News* was one of several homeowner associations' articles that discussed parking problems. Parking problems are not limited to or unique to Stedwick. We have received some feedback about that article, including asking why we have not created more parking spaces by reducing the greenspace. We are looking into previous cost estimates of thousands of dollars per space for zoning and engineering changes thought necessary to implement additional parking spaces. The next regular meeting of the Stedwick Homes Corporation Board of Directors is scheduled to be held virtually on Wednesday, Sept. 16 at 7 p.m. The first item on the agenda is residents time which provides an opportunity for

you to ask questions or express concerns and opinions. The long-postponed 2020 Annual Meeting of the Stedwick Homes Corporation Board of Directors is scheduled to be held virtually starting at 8 p.m. If you would like to attend either or both of those meetings, contact Karen Kodjanian at 240-243-2326 or e-mail kkodjanian@mvpf.org for the meeting information. In the meantime, if you have an issue, concern or item to report, please visit the Stedwick Homes Corporation website www.stedwickhc.com, contact our Stedwick Homes Corporation community manager at 240-243-2326, e-mail stedwickhc@mvpf.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.

HOMES CORPORATIONS BUDGET INFORMATION

HOMES CORPORATIONS - 2020 & 2021 BUDGET INFORMATION

Homes Corporation	Year	Income	Administration & General Expenses	Utilities (Included in Admin)	Maintenance	Reserves/Capital Expenses Contrib.	Number of Units	Assessment including trash removal
East Village	2021	\$875,463.00	\$302,310.00	\$35,000.00	\$372,494.00	\$175,642.00	1389	\$610.32
	2020	\$860,140.00	\$298,347.00	\$36,000.00	\$368,933.00	\$172,060.00	1389	\$604.27
Eastgate	2021	\$317,193.00	\$124,337.00	\$13,000.00	\$145,800.00	\$52,507.00	443	\$728.32
	2020	\$317,193.00	\$121,137.00	\$13,000.00	\$146,300.00	\$49,756.00	443	\$693.44
Maryland Place	2021	\$183,042.00	\$82,505.00	\$5,500.00	\$58,710.00	\$48,380.00	276	\$663.20
	2020	\$177,710.00	\$79,112.00	\$5,000.00	\$55,902.00	\$48,249.00	276	\$643.84
North Village	2021	\$659,634.00	\$283,683.00	\$23,300.00	\$227,129.00	\$148,822.00	888	\$742.83
	2020	\$635,819.00	\$262,346.00	\$22,000.00	\$229,473.00	\$144,000.00	888	\$716.01
Patton Ridge*	2021	\$854,076.00	\$194,724.00	\$35,800.00	\$351,199.00	\$192,853.00	1072	\$796.72
	2020	\$854,076.00	\$191,568.00	\$35,800.00	\$345,685.00	\$199,853.00	1072	\$796.72
South Village*	2021	\$770,280.00	\$225,445.00	\$20,000.00	\$461,736.00	\$146,675.00	1010	\$762.64/\$866.64
	2020	\$770,280.00	\$223,649.00	\$20,000.00	\$463,532.00	\$146,675.00	1010	\$762.64/\$866.64
Stedwick*	2021	\$987,285.00	\$203,361.00	\$30,000.00	\$398,506.00	\$224,389.00	1260	\$783.56
	2020	\$987,285.00	\$201,576.00	\$30,000.00	\$405,790.00	\$218,869.00	1260	\$783.56
Whetstone***	2021	\$497,208.00	\$94,415.00	\$4,500.00	\$150,891.00	\$263,275.00	447	\$1,112.32
	2020	\$493,998.00	\$94,915.00	\$4,500.00	\$179,808.00	\$263,275.00	447	\$1,105.16

*Includes private security
*** Includes prior year snow



CHECK OUT THE FALL MVF POOL SCHEDULE

Visit www.montgomeryvillage.com for the details

MILESTONES

Village residents celebrate DC music scene in new film

For the last five years, a group of talented musicians and filmmakers have been exploring Washington D.C.'s unique genre-blending guitar music and its heroes Danny Gatton and Roy Buchanan. And unless you're a part of the music or independent movie scene, this is probably news to you. Thankfully, new Montgomery Village residents Bryan Reichhardt and Suzanne B. Tolford are two of the artistic minds behind this interesting documentary project entitled "Anacostia Delta: The Legacy of DC's TeleMasters."

Reichhardt is an award-winning director with 30 years of production experience, four feature-length documentaries and credits including airtime on PBS, as well as production and editing for the DIY Network and CPB/Annenberg Channel. Tolford's career spans 20 years in television, radio, music production and musical performance. Her credits include three original music albums, with a fourth in the works, an ADDY award, film score composer, documentary film producer, musical performances across the country and abroad, and volunteers service playing music in area hospitals.

On Friday, Sept. 4, "Anacostia Delta," the brand new documentary celebrating a music unique to Washington, D.C. and championed by the late Danny Gatton and Roy Buchanan, will be released on DVD and digital download. The film was produced by Boru Television in association with Newsgroup Communications, Inc., both DC area companies.

One September evening at the Birchmere Music Hall in 2015, 30 of DC's finest musicians gathered to celebrate their heroes and display the virtuosic, genre-blending music they proudly call their own. In the center of the stage stood a Fender Telecaster, which was Gatton's signature instrument. As the undisputed master of this music, Gatton would blend jazz, blues, country, swing, rock, and bluegrass—sometimes in the same solo. He grew up in Anacostia, and gave his neighborhood's name to this musical culture unique to DC—the Anacostia Delta.

The Birchmere concert is the centerpiece of the film. Directed by Bryan Reichhardt with musical director John Previti, the film explores the universe of live music that permeated the culture of Washington, D.C. in the post-WWII era. "Every kind of music found a home here," says Previti, who was born and raised in the area and was Gatton's bassist for 19 years. "The Route 301 corridor had clubs,



From left to right: Bryan Reichhardt, American Jazz guitarist Mike Stern (Blood, Sweat & Tears), Suzanne Brindamour Tolford and co-producers Ken Avis and Paul Glenshaw.

Georgetown had clubs, downtown DC had clubs. They were everywhere, and you could hear every kind of music played by the very best."

The filmmaking team of Reichhardt, producer Suzanne Brindamour Tolford and cinematographer Mathieu Mazza interviewed the musicians and attended their rehearsals leading up to the 2015 concert. Previti brought together the musicians to create a program that traced the development of the music and celebrated the grand masters Gatton and Buchanan, but also celebrated unsung heroes, including Chick Hall, the influential owner of Bladensburg, Maryland's Surf Club. The concert features stalwarts and leading lights of DC's music scene: Dave Chappell, Anthony Pirog, Billy Hancock, Steve Wolf, and Tom Principato, among many others.

In between acts, the film takes viewers back in time with archival footage and interviews with family, friends, bandmates and celebrities who understand DC's influential yet not-widely-known musicians. Nashville superstar Vince Gill states it simply: "I think a lot of people would perceive this to not be a hotbed of a music community like Nashville or Austin or L.A. or New York, but it was. It was every bit as good as anywhere else in the country you could ever go. Tons of great musicians from around here and all the musicians knew it—maybe

the rest of the world didn't but we all did."

In addition to Gill, the film also features interviews with internationally recognized guitarists and fans of Gatton and Buchanan, including Nils Lofgren, Albert Lee and Mike Stern. Lofgren grew up in suburban DC and was mentored by Buchanan. The longtime lead guitarist in Bruce Springsteen's E Street band said, "Looking back, and having traveled extensively, I still feel like Washington had one of the better music scenes in the country and I think still does."

The film also celebrates the musicians who carry the tradition forward. Before the pandemic closed down live performances, DC area venues featured performers like Chappell and Previti almost every night. "We're celebrating a genre that doesn't get much attention in the world," says Reichhardt. "And we want to bring attention to it. It deserves that attention."

While the pandemic continues and live performances remain limited, the film is an outstanding return for viewers to the legendary Birchmere for a joyful, jaw-dropping experience of extraordinary musicians who proudly call Washington, D.C. their home. "Anacostia Delta: The Legacy of DC's TeleMasters" is available as a digital download and DVD with bonus features from www.AnacostiaDelta.com.

photo submitted by Suzanne Brindamour Tolford

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thru **Oct. 31**
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RECREATION

Tailgate Bingo

Have you missed Bingo as much as we have? Bring your favorite chair and marker to join us for an exciting night of Tailgate Bingo! Join us for the most sought out Recreation event of the year, COVID style! We will play Bingo in the North Creek Parking Lot, 20125 Arrowhead Road, out of the backs of cars in the parking lot! Bingo will be held on Friday, Sept. 25, with a rain date of Saturday, Sept. 26.

Take a chance at winning various prizes! You must bring your own tables and chairs

if you choose to sit outside, and you must bring your own dabbers or markers. Social distancing and facial coverings are a must.

Pre-registration is required, and each person in your group must register due to limited spaces! No walk-ins will be allowed the day of. Purchase 12 Bingo boards for \$10. Parking starts at 5:30 p.m. and games promptly start at 6:15 p.m. Space is limited so don't wait to register for the hottest event of the year!

For more information or questions, e-mail Tara O'Shea at toshea@mof.org. To register, call 301-948-0110 or visit www.montgomeryvillage.com.



Strength and Flexibility

Let's get moving! Build strength, increase flexibility and learn stretching techniques all in one class on Tuesday and

Thursday evenings from 6:15 to 7:15 p.m. on the Lake Marion Community Center Deck, 8821 East Village Avenue.

Look good and feel good in this no-impact program. Participants should bring a mat and weights. This program works the whole body without impact on the joints.

Classes run from Tuesday, Sept. 8 to Thursday, Oct. 29. Participants must register ahead of time; no drop-ins are allowed at this time. The cost to participate is \$74/Resident or \$84/Non-resident for 1 time per week or \$140/Resident or \$150/Non-resident for 2 times per week.

For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mof.org or visit www.montgomeryvillage.com.



Wine and Paint

Need a break from the kids or a girls' night? Date night perhaps? Come join the fun! MVF is bringing back Wine and Paint night from 6 to 9 p.m. on Friday, Oct. 16 on the Lake Marion Community Center Deck, 8821 East Village Avenue. Don't waste time, space is limited to 14 participants.

Join Caryl Strauss to create your own masterpiece—no two pieces will look exactly the same! Cost of class includes

all materials and two glasses of wine per person. Cost per resident is \$30 and \$40 per non-resident. All participants must be 21 to attend, and registration is required.

Facial coverings are a must, and social distancing precautions will be enforced.

For more information or to register, visit www.montgomeryvillage.com or e-mail Sarah Maisel at smaisel@mof.org.

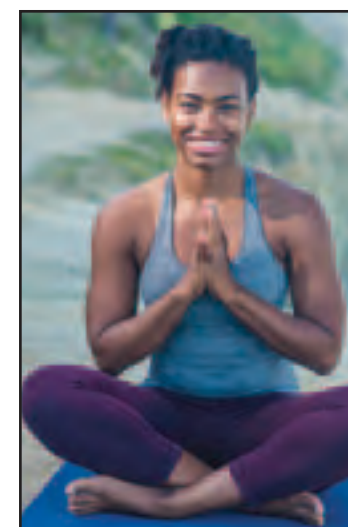
Outdoor Yoga

Get outside and relax! Join Kirsten at 7 p.m. on Wednesdays on the deck at Lake Marion Community Center, 8821 East Village Avenue, or 9 a.m. on Saturdays on the Lake Whetstone dock, 18701 Montgomery Village Avenue, for this hour-long energizing yoga class.

Please bring your own yoga mat and wear a face covering. Advanced registration is required, no drop-ins accepted. Yoga runs through Wednesday, Dec. 16 (no class Wednesday, Nov. 25) and will be held via Zoom in the event of inclement weather.

Outdoor Yoga costs \$208/Resident or \$218/Non-resident per session. For more informa-

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



Barre Fusion

Fridays
6 to 7 p.m.




This Barre + Pilates fusion workout—using anything you can hold onto as the barre—is the perfect way to lengthen, strengthen, and tone muscles by incorporating standing vertical training and balance. You'll also target your core with innovative floor work that will challenge you and test your endurance.

4003.422
Sept. 25 to Nov. 13
Oct. 16 class via Zoom
\$104/Resident, \$114/Non-resident

Lake Marion Community Center Deck, 8821 East Village Avenue



For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mof.org or visit www.montgomeryvillage.com



Soccer



BASKETBALL

CLINICS WILL RUN
Saturdays
Sept. 12 to Oct. 31

Whetstone Community Center
19140 Brooke Grove Court

Social distancing will be enforced and facial coverings are required to be brought to clinics. All equipment will be sanitized between groups.

\$70/Resident, \$80/Non-resident 4024.446 Ages 3 to 5 10:30 to 11 a.m.	\$80/Resident, \$90/Non-resident 4034.420 Ages 6 to 10 12:15 to 1 p.m.
\$80/Resident, \$90/Non-resident 4024.446 Ages 5 to 7 11 to 11:45 a.m.	






For more information or to register, call Sarah Maisel at 240-243-2367, e-mail smaisel@mof.org or visit www.montgomeryvillage.com

IN THE NEWS



Youth Basketball Instruction

Is your child interested in learning basketball skills? Lil' Ballers is an excellent way for kids ages 6 to 10 to get started! Participants will engage in small groups and receive safe and personalized skill instructions and techniques. Lil' Kickers is designed to develop the skills and fundamentals of dribbling, passing, agility, hand-eye coordination, scoring, lay-ups and scrimmaging all in a fun atmosphere outdoors!

The class will provide positive group interaction, cooperation and teamwork. This

well-structured learning experience is for all skill levels.

Skills will be taught at 12:15 p.m. on Saturdays, Sept. 12 through Oct. 31 outdoors on the Whetstone Community Center Basketball Courts, 19140 Brooke Grove Court. Hurry—space is limited due to county guidelines. Lil' Ballers costs \$80/Resident and \$90/Non-resident.

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

Lil' Kickers Soccer

Participants will practice skills and techniques such as dribbling, passing, agility, speed, scoring, throwing in the ball and scrimmaging all in a fun, outdoor, group setting while promoting positive group interaction, cooperation and teamwork. This well-structured learning experience is for all skill levels.

Ages 3 to 5 practice from 10:30 to 11 a.m. and ages 5 to 7 practice from 11 to 11:45 a.m. on Saturdays, Sept. 12 through Oct. 31 at Whetstone Community Center, 19140 Brooke Grove Court. Hurry—space is limited due to county guidelines. Ages 3 to 5 cost \$70/Residents 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@mvpf.org or visit www.montgomeryvillage.com.



T-Ball Clinic for ages 3 to 8

Bring your little T-Ballers out 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 interaction, cooperation and teamwork. This well-structured learning experience is for all skill levels.

See you on the diamond at Patsy Huson Ballfield, 20300

Fulks Farm Road. Clinic will be held on Wednesdays, Sept. 9 to Oct. 28. Ages 3 to 5 will be from 4 to 4:30 p.m. and cost \$70/Resident and \$80/Non-resident; ages 6 to 8 will be from 4:45 to 5:30 p.m. and cost \$80/Resident and \$90/Non-resident.

For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mvpf.org or visit www.montgomeryvillage.com.

Tennis

Tennis classes and lessons are back! Join Tennis Pro Bruce Goldstein for a well-rounded tennis program for all ages. See flyer on page 20 for details or visit www.montgomeryvillage.com.



Taekwondo

via **zoom**

4014.402
Little Dragons (age 4 to 6)
 Tuesdays and Thursdays
 Sept. 15 to Nov. 12
 5:30 p.m. via Zoom
\$100/Resident, \$110/Non-resident

In our Zoom-based Little Dragons program, your child will learn basic martial arts techniques of Taekwondo and Gracie Jiu-Jitsu, develop their motor skills, build confidence and have fun! Little Dragons will engage in partnered activities and game-based drills, so a family member should be ready to participate with them. Wear comfortable clothes and be ready to move!

4014.401
Beginner Taekwondo (age 7+)
 Mondays and Wednesdays
 Sept. 14 to Nov. 11
 6:40 p.m. via Zoom
\$110/Resident, \$120/Non-resident

In our beginner Taekwondo program, kids will learn time-tested martial arts skills, develop focus and tenacity, get in great physical shape and gain valuable leadership and teamwork skills—all while having fun and making new friends in a supportive community. This class is designed for beginners and people who have taken 1 or 2 sessions. Wear comfortable clothes and be ready to move!

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

Wine & Paint

Friday, Oct. 16
6 to 9 p.m.

\$30/Resident
\$40/Non-resident

Instructor Caryl Strauss will lead you through an easy step-by-step process to create your one-of-a-kind painting as you enjoy the sweet summer evening with a glass of wine. Come join the fun, but hurry—space is limited!

Please wear a face covering for your own safety, as well as the safety of other participants and staff. MVPF will be enforcing social distancing precautions and other protective measures.

Lake Marion Community Center Deck, 8821 East Village Avenue

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

RECREATION

Virtual Family Fun Run

Join our Virtual Run Series! This month we focus on running as a family. Get the family together, and run as far as you can between Saturday, Sept. 12 and Sunday, Sept. 20. Track your distance over those two weeks, submit your proof from

a software such as Map My Run and win bragging rights of who ran the furthest!

Registration is free, but required. Register all family members who you want to include in your race!

For more information, questions or to register, call 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Reels on Wheels Outdoor Movie
“Star Wars: The Rise of Skywalker”

Enjoy family fun as we turn the North Creek Community Center parking lot, 20125 Arrowhead Road, into a Drive-in Theater for the evening on Friday, Oct. 2. Join us for “Star Wars: The Rise of Skywalker” as Rey, Finn and Poe Dameron lead the Resistance’s final stand against Kylo Ren and the First Order, who are now aided by the return of the deceased Galactic Emperor Palpatine. Rated PG-13 due to sci-fi violence and action.

Pre-registration is free and required. A limited number of parking spaces are available. Gates open at 6:30 p.m., and snacks will be available for purchase.

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



Virtual 5k results

Congratulations to the runners with the three fastest submitted times for the first Virtual 5k. Runners chose their own routes and submitted times to compete against neighbors across the Village.

1. Chad Merrill - 19.25
2. Duncan Mullis - 22.33
3. Ronald Damiano - 59.15



A “job well done” is extended to other participants who completed the challenge: Michele Damiano, Jonie Haynes, Renata Hernandez and Marisol Morales.

Gentle Yoga Virtual Classes

Zoom with us – enjoy this yoga class from the comfort of your home!

This relaxed yoga class for ages 50 and older will help you develop agility, balance, muscle tone, endurance and vitality. Exercises are done in a relaxed way and held for increasing periods of time.

Participants must provide a valid e-mail address to participate. Gentle Yoga is scheduled for 1 p.m. on Thursdays, through Nov. 19.

Virtual yoga costs \$80/Resident or \$90/Non-resident per session. For more information or to register, call 301-948-0110 or visit www.montgomeryvillage.com.

Find tennis classes for all ages and skill levels
right here in Montgomery Village

Tennis Professional Instructions Technique Class
Class is designed to teach instructional techniques of stroke production, concentration, movement for aspiring instructors who wish to teach tennis.

Ladies Beginner/Advanced Beginner Class
Basic stroke production, forehand, backhand, serve, volleys and basic doubles positioning.

Adult Intermediate Class
Recreational level play for those with some experience, the ability to rally forehands and serve and the ability to hit some other shots.

Adult Beginner/Adv. Beginner Class
Introduction to technique for all strokes, rules, basic doubles and positioning.

Junior Red Ball (ages 4 to 6)
Class for youngsters using low compression, light slow-moving balls, learning to track balls, fun games and stroke technique.

Junior Orange Ball (ages 7 to 9)
Class using low compression, light slightly faster balls, rallying, games and stroke technique.

Junior Green Dot Ball (ages 10 to 12)
Slightly low compression balls, more specific stroke technique, shortened court tennis, rules and play.

Junior Tennis (ages 13 to 16)
Intermediate level play intended to enhance recreational players skill-set. Technique for all strokes stressed, scoring, play and rules.

Private lessons available. Please call 301-948-0110 for details.

For pricing, class times and to register, visit www.montgomeryvillage.com



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

Children’s Yoga via Zoom

Connect with other kids for a fun, interactive Yoga class led on the popular video application Zoom (participate via smartphone, tablet or computer). This class gives children a fun and interactive way to explore Yoga while learning basic meditation.

Classes will be held on Saturday mornings via Zoom from Sept. 12 to Dec. 12. Ages 2 to 5 run from 10 to 10:50

a.m. and ages 6 to 13 run from 11 a.m. to noon. Please make sure there is an up-to-date e-mail address on file when registering. Participants should wear comfortable clothes. Children’s Yoga costs \$110/Resident and \$120/Non-resident.

For more information or to register, call Tara O’Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Taekwondo

Taekwondo is back via Zoom for ages 4 and older! These classes are designed to learn martial arts techniques; develop motor, leadership and teamwork skills; build confidence; develop focus and tenacity; and get in shape. Two levels of instruction are available.

Little Dragons is for ages 4 to 6 and will engage in partnered activities and game-based drills, so a family member should be ready to participate with them. Classes run from 5:30 to 6:30 p.m. on Mondays and Wednesdays, Sept. 14 through Nov. 11 and cost \$100/Resident and \$110/Non-resident.

Beginner Taekwondo is for ages 7 and older; this class is designed for beginners and people who have taken 1 or 2 sessions. Kids will learn time-tested martial arts skills while having fun and making new friends in a supportive community. Classes run from 6:40 to 7:10 p.m. on Tuesdays and Thursdays, Sept. 15 through Nov. 12 and cost \$110/Resident and \$120/Non-resident.

All participants should wear comfortable clothes and be ready to move! For more information or questions, e-mail Sarah Maizel at smaizel@mvf.org. To register, visit www.montgomeryvillage.com.

RECREATION

MV Farmers' Market

Fresh local goods are back in the Village! Come check out our weekly Farmers' Market from 9 a.m. to 1 p.m. on Saturdays through October 31 in the Christ the Servant Lutheran Church Parking Lot, 9801 Centerway Road. Enjoy the best local produce, bakery items, organic meats, sweets and more! Don't miss the win-

eries and breweries that are in attendance every week!

Shoppers are asked to wear masks and be mindful of social distancing and other safety measures put in place at the market.

For more information or questions, e-mail Sarah Maizel at smaizel@mvpf.org.



Outdoor Wine and Craft

Do you enjoy taking part in Wine and Paint? Do you like to be crafty? Want to try something new and exciting? Come join us on Monday, Sept. 21 at 7 p.m. on the Lake Marion Community Center Deck, 8821 East Village Avenue, as we make a Wooden Plank Photo Transfer!

Cost for the class includes materials, and 2 glasses of wine

per person. Cost per resident is \$30, and \$40 per non-resident; space is limited. All participants must be over the age of 21. Facial coverings and social distancing are a must!

For more information or questions, e-mail Sarah Maizel at smaizel@mvf.org. To register, visit www.montgomeryvillage.com.



Barre Fusion

Are you ready for a workout with a twist? Check out Barre Fusion from 6 to 7 p.m. on Fridays, Sept. 25 to Nov. 13 on the Lake Marion Community Center Deck, 8821 East Village Avenue. This Barre plus Pilates fusion workout is the perfect way to lengthen, strengthen, and tone muscles (some you didn't even know you had), through standing vertical training and balance. Target your core with innovative floor work that will challenge and test your endurance.

In case of inclement weather, class will be held via Zoom; please provide a current e-mail address is on file when registering. Barre Fusion costs \$104/Resident and \$114/Non-resident.



For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Family Virtual Passport Park Challenge

Looking for a family adventure this fall? Participate in our Family Virtual Passport Park Challenge! Learn what our parks have to offer while completing different free challenges as a family!

Complete, take photos of
and e-mail different tasks and

events to toshea@mwf.org. Three random families who have completed all of the tasks will win a prize! All events must be completed by 9 p.m. on Sunday, Sept. 27 to qualify.

The list of tasks will be released to participants after registering. Please note, if you

register over the weekend, you will need to wait until the next business day to receive your tasks, so register early!

For more information or questions, e-mail Tara O'Shea at toshea@mvo.org.



Outdoor Yoga

This hour-long yoga session overlooking a scenic lake in Montgomery Village will get you energized and centered. Both classes will be taught as a beginner/intermediate class.



4001.430

Saturdays from 9 to 10 a.m.

Sept. 12, Sept. 19 and Oct. 3

\$39/Resident, \$49/Non-resident

Lake Whetstone South Dock
18701 Montgomery Village Avenue

4001.440

Wednesdays from 7 to 8 p.m.

Sept. 2 to Dec. 16

\$208/Resident, \$218/Non-resident

Lake Marion Community Center Deck
8821 East Village Avenue

Social distancing will be in place, please wear a face covering before and after class.

*In the case of inclement weather, Yoga will take place virtually on Zoom
(details provided by instructor if necessary).



For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.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

Come Zoom with Seniors in Action, Tuesdays through Fridays! These are fun, interactive Zoom sessions for ages 55+ to keep you engaged, educated and having fun.

TUESDAY

Book Club **10 to 11:30 a.m.**

Sept. 15: We'll be discussing any book of choice. October is Black Fiction reading of one's choice.

Games/Bingo **Noon to 1 p.m.**

Come play word games, Bingo and fun interactive games. Learn something new each week.

WEDNESDAY

Mindful Movement with Kirsten Noon to 1 p.m.

Mindful Movement will teach you concentration and movement as we stretch out those areas of discomfort. Movement is essential to a healthy body. Guaranteed to make you feel terrific.

Bridge Online with Ralph **1 to 3 p.m.**

Are you interested in playing Bridge online? Contact Ralph at collingralph@gmail.com.

THURSDAY

Zumba® Gold **11:45 a.m. to 12:45 p.m.**

Zumba Gold is for active older adults who are looking for a modified Zumba class that recreates the original moves you love at a lower-intensity.

Sept. 17

Stay Fit for Seniors **11 a.m. to noon**

A fitness program designed specifically to help seniors maintain an active lifestyle and health education.

Sept. 10 and Sept. 24

FRIDAY

Tea Time and Trivia **11 a.m. to noon**

Bring your favorite beverage, relax, chat and play a game or two of Trivia.

Friday Night Happy Hour **7 to 8 p.m.**

Sept. 11: Bring your favorite drink and chat

Sept. 25: Bring your favorite drink, chat and enjoy a Zoom virtual trip to India!

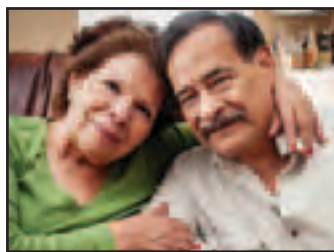
A look back...



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.

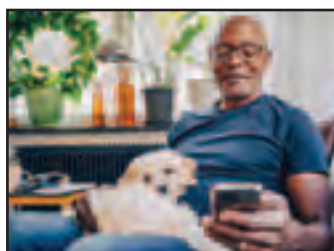
Up next...

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



SLEEP DISCUSSION

On Monday, Sept. 21 from noon to 1 p.m., Dr. Richard Mehan will lead a Zoom discussion on "The Effects of Sleep on the Aging Brain."



SIA E-MAIL LIST

Not receiving the weekly SiA e-mails? E-mail Susan Baldrige at [sbaldridge@mvf.org](mailto:sbaldrige@mvf.org) to be added to the list for updates and changes related to Seniors in Action.

REGISTRATION

The nominal fee covers most activities during each session. Sign up for the September through December session online at www.montgomeryvillage.com. For more information, contact Susan Baldrige at [sbaldridge@mvf.org](mailto:sbaldrige@mvf.org).

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

CLASSIFIEDS

HELP WANTED

MONTGOMERY VILLAGE FOUNDATION IS SEEKING:
COMMUNITY STANDARDS CUSTOMER SERVICE SPECIALIST

Do you enjoy being outside of the office, driving through neighborhoods looking at homes and working with residents to keep a community beautiful? No experience with HOAs or architecture required, but if you enjoy customer service, have a keen eye for details, strong organizational skills, and an interest in home design, then we want to meet you!

You will:

- Conduct inspections in a variety of communities within Montgomery Village to ensure compliance with community architectural standards
- Provide excellent customer service to residents by phone, in person, and in writing
- Process inspections using a variety of computer and mobile applications and software programs
- Keep work products and files organized
- Manage your time effectively to complete multiple tasks on time and meet monthly goals
- Conduct outreach to residents at Montgomery Village events
- Work well on a team that is passionate about keeping Montgomery Village a beautiful place to live

Salary range is \$35,000 annually, with an excellent benefits package.

Must have reliable transportation and a valid driver's license to complete the inspections. To apply, visit www.montgomeryvillage.com. EOE

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Annapolis
(410) 268-0200

La Plata
(301) 934-1152

Bethesda
(301) 530-0900

Submit your classified ad
to classifieds@mvf.org
or call 240-243-2331



CLASSIFIED AD DEADLINE

MONDAY,
SEPT. 28

Terms & Conditions:

1. MVF reserves the right to:
 - a. Reject advertisements that do not adhere to local, county, state and federal laws.
 - b. Reject advertisements that compete directly with Foundation programs, events, classes, products and services.
 - c. Reject advertisements that are inflammatory, slanderous, libelous, lewd or include other language deemed inconsistent with the Foundation's mission and policies.
2. No cash refunds or credit adjustments will be made after the advertisement has been published.
3. No credit adjustments will be made after 30 days of publication of the original incorrect insertion.
4. 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.
5. Every effort will be made to afford advertising position requested. Failure to comply with position request will not result in make-good or refund of payment.
6. The *Village News* assumes no liability if for any reason it becomes necessary to omit an advertisement.
7. 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.
8. 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.
9. 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:

- | | |
|---|--|
| <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.

Title: _____

Body: _____

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 **Payment Due:** \$ _____

Payment **MUST** accompany Classified Advertising Order Form. Remit by charge card, cash or check made payable to the Montgomery Village Foundation. ☐ Visa ☐ MasterCard ☐ Discover

Credit Card Number: _____ Exp. Date: _____

3-digit V-code: _____

Name: _____ Telephone: (_____) _____

Address: _____

City: _____ State: _____ ZIP: _____

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301-502-4041

office

301-258-7757 x 604

New Listing



CHRISTOPHER COURT \$194,900

COZY CONDO, GREAT LOCATION!
2 bed/2 bath, 3 level condo w/renovated kitchen,
updated baths, separate laundry room, new carpet
& fresh paint. Close to the library, shopping,
restaurants, Rt 355 and Rt 270.

Sold



GREENSIDE TERRACE \$366,000

LARGE BRICK GARAGE TH ON QUIET CUL-DE-SAC
4 generous BRs including big master suite with
updated master BA and two closets – 2 FBAs and
2 half baths, LR, DR, library pass through with floor
to ceiling bookcases, beautiful updated kitchen with
stainless steel appliances, custom cabinets, more.

Coming Soon

🏠 WASHINGTONIAN WOODS SFH Totally renovated

Under Contract



WHETSTONE \$489,500

LOVINGLY MAINTAINED & IMPROVED
Stunning brick colonial w/hardwood floors, replace-
ment windows/doors – kitchen w/new solid surface
counters, new sink, tile backsplash, custom wood
cabinets, double pantry – fam. room w/gas fire-
place – baths w/new custom cabinets.



HORIZON RUN \$285,000

THIS ONE IS A WINNER!
Beautiful 3-level TH with 3 BR, 2.5 BA, renovated
kitchen w/new cabinets and counters, updated
baths, new flooring, deck, w/o basement, rec. room
and storage – close to 355, I270, MidCounty Hwy!



WHETSTONE \$485,000

4 BR colonial with beautiful expanded kitchen
including large breakfast room, skylights and view
of back yard – 2 FBA and 2 half baths, large LR and
DR, FR with fireplace and new carpet, large deck,
finished w/o basement with recreation room, half
bath, den/BR, storage room and laundry.

HOME *Sweet* HOME

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.

Sold

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

Allow me to be your results-driven realtor.



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

mobile

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office





Montgomery Village Foundation

2021

PROPOSED BUDGET

The effects of COVID-19 through much of FY2020 were unprecedented and challenged the budget. We believe that the impact on the community will be felt into FY2021, and staff has worked hard to present a cautious budget that aims to maintain services and minimize expenses. This will be accomplished by having no assessment increases in either the MVF or DU funds; eliminating unfilled/open staff positions; holding the line on organization spending; and other cost efficiencies.

The budget continues implementation of the MVF Board's Strategic Goals (where appropriate), as well as programs and services that benefit residents of the community. The budget remains focused on five primary goals:

- 1) To minimize assessment increases for the MVF and Designated User Funds;
- 2) To continue implementing major reserve projects;
- 3) To continue utilizing Capital Contribution Fees (CCF) to support new facilities/amenities
- 4) To maintain reserve contributions; and
- 5) To fairly compensate MVF employees.

2021 PROPOSED BUDGET

MVF Fund: The MVF Fund is proposed to have no increase for 2021. Although it is projected that over the next two years the undesignated surplus will continue to be spent down past the recommended amount of 10% of expenses for emergency expenditures, once the new Bloom Village and Village Center residential units are occupied, funds will become available to replenish the undesignated reserve balance.

Included in 2021 is the use of approximately \$74,278 of the nearly \$531,889 projected at the end of 2020 in undesignated operating reserves. These funds will be used to hold the MVF assessment rate flat, subsidize the User Fee fund deficit of \$21,891 and cover additional expected legal expenses of approximately \$50,000 needed to prevent three condominium associations from withdrawing from MVF. To date, MVF has spent approximately \$190,000 to address this legal case.

Designated User Fund: Although the 5-Year Plan had projected an increase in the Designated User (DU) Fund for 2021, the DU Fund is also proposed to have no increase for 2021. This assessment continues to support personnel, operating costs, contributions to reserves and other capital expenses needed to fund costs at pools and community centers. Previous

increases in temporary pool staff should begin to level off in this area, as the Montgomery County minimum wage settles at its \$15/hour cap.

Non assessment revenues in the DU Fund have been significantly cut for the 2021 Budget. We expect many fewer community center rentals and pool memberships due to the continued impact of the coronavirus. Expenditures were adjusted in cost center 41 (community centers) reducing temporary labor cost associated with the private rentals.

While year-over-year increases to the DU Fund have been necessary to fund increased operational costs at pools and community centers, MVF will hold the line in this fund as well in 2021. Three factors that typically drive the increase in the DU assessment are: additional funding for temporary pool staff; increased operating expenses; and an increase in the reserve contribution.

Included in 2021 is the use of approximately \$194,241 of the \$419,972 projected at the end of 2020 in undesignated operating reserves. These reserves will be replenished as the new residential units from the Bloom Village and Village Center developments are occupied.

User Fee Fund: For many years, the user fee program revenues exceeded expenses, which supported the MVF Fund. However, in recent years this has not been the case, and the User Fee Fund income has not met expectations, which has resulted in annual deficits. Additionally, cancellation of many user fee programs due to COVID-19 has further reduced revenues in this fund; continued effects from COVID restrictions will force a change in the User Fee Fund in FY2021. Significant cuts to the User Fee Cost Center budget, both to expenses and revenues, have been made, given the potential impact of regulations to arrest the virus; these will continue through at least early summer 2021, as they will reduce or eliminate program participation.

Future Budgets - MVF 5-Year Plan: To enable the organization to engage in a longer planning horizon for both long-term operating and capital project needs, the 2021 budget includes an update of the 5-Year Plan. The 5-Year Plan includes conservative projections for assessments, operating costs, reserves and capital needs.

The financial plan also complements the MVF Board's Strategic Goals. A listing of the strategic goals and specific objectives for 2021 is included in the 5-Year Plan section of the budget.

BUDGET CHANGES

REVENUES

Staff is doing the best it can to project revenues for 2021 given the uncertainty of the economy going forward due to the impacts of the Coronavirus. We are projecting an increase in delinquencies, a downturn in user fee program revenues, and a reduction in DU non-assessment revenues from community center rentals and fewer purchases of pool memberships.

MVF Assessments: The MVF assessment will remain at \$21.52 per unit per month for 2021, which will generate approximately \$2,940,062.

DU Assessments: The DU assessment will remain at \$38.42 per unit per month for 2021, which will generate \$3,732,580.

Assessment Collection fees: Collection related revenues are expected to increase an average of 12% in 2021, given the anticipation of increased delinquencies.

Village News advertising/special event sponsorships: *Village News* ad sales and event sponsorships are expected to drop significantly in 2021. The newsletter will now only be printed quarterly, reducing the revenues collected from print advertising. Sponsorships for special events have also been reduced due to the impacts of the coronavirus. In addition, the Home Improvement Guide and Residents Guide will no longer be printed, with the Residents Guide being available digitally.

Capital Contribution Fees: Based on several years of accumulated results, the CCF revenues have kept steady to be more in line with actual results. These revenues do not actually impact any assessments, as they are transferred to the Reserve Fund monthly.

EXPENSES

Personnel Costs: MVF's greatest asset is our employees who take pride in providing excellent customer service. Building and maintaining a professional staff with specialized skills and training requires fair compensation.

Merit Increase: To maintain a conservative budget in 2021, no merit increase is proposed. In recent years, the merit pool increases have been: 2010 0%; 2011 3%; 2012 to 2017 2%; 2018 3%; 2019 3%; 2020 2%; 2021 0%.

MVF's Flexible Benefits Program:

o **Flex Dollars:** Flex dollars represent the fixed amount provided to MVF employees each pay period to select the

benefits they need from MVF's cafeteria of benefits options such as healthcare, dental, vision, FSAs, etc. This structure enables MVF to cap its exposure to increased health insurance premiums, which are estimated to rise 3 to 8 percent for 2021. It is expected, with the elimination of several positions, MVF will revert to the small group employee market, which will affect healthcare premiums for 2021. MVF will continue to use broker services to identify the best health care programs at the best rates for employees. The contribution per pay period, per full-time employee, will remain at \$435 per pay.

o **HRA Participants:** MVF funds up to \$1,000 (\$500 for employee only coverage) for employees who participate in a qualified HRA medical plan. For 2021, \$4,000 is projected to be needed to fund this benefit.

o **401k Employer Match:** MVF's matching contribution is proposed to remain at 6%.

Employee Recognition Program: Established by the MVF Board in 2012, the budget includes \$5,000 to allow managers the opportunity to reward employees who meet the stringent standards of the policy.

Personnel Position Changes:

o There are no new full-time positions included in the budget.

o The following full-time open positions will be eliminated from the budget: Sales & Marketing Manager, Parks and Facilities Assistant and Architectural Compliance Specialist (2x).

o Eliminated all recording secretaries with the exception of those for Community Management.

o The following part-time position will be removed from the budget: Communications Assistant.

Operating Costs:

Business Expenses: The reduction in business expenses is primarily due to the reduction of camps and classes, since we are anticipating disruption related to COVID-19 especially in the first six months of the year.

Financial & Legal: The main increase to financial and legal costs this year is related to the increase of our bad debt expenses. Increasing bad debt expense will help the foundation maintain a larger allowance for doubtful accounts on the balance sheet as we are anticipating a potential financial impact from the pandemic. Legal expenses were kept the same from last year at \$50,000, as we an-

continued on next page

Comments welcomed on the 2021 Proposed Budget

The Montgomery Village Foundation, Inc. (MVF) 2021 Proposed Budget can be viewed in its entirety and is available for download online at www.montgomeryvillage.com. A full copy of the budget may also be viewed at the MVF Office, 10120 Apple Ridge Road, during regular business hours. Residents are encouraged to review the budget. For the next 30 days, comments or questions can be directed to CFO Daniel Salazar via e-mail at budget@mvf.org or in writing to Montgomery Village Foundation, Inc., ATTN: 2021 Proposed Budget, 10120 Apple Ridge Road, Montgomery Village, MD 20886.

ticipate the condominium case to stretch out into 2021.

Printing: Printing costs have seen a reduction in this budget as we plan to transition the Village newsletter publication from monthly to quarterly, with Recreation Program Inserts saving close to \$22,000. All other publications will be published digitally.

Office Supplies: Have been lowered by 6% to be more aligned with actuals.

Equipment Maintenance: Has been lowered by about 9% over the 2020 budget as we are expecting fewer small/expendable equipment needs in 2021.

Capital Needs: The budget includes new capital of \$200,000 for the MVF Fund, using Capital Contribution Fees (CCF) for the design and implementation of new park amenities at the Watkins Mill Recreation area. This project was originally included in last year’s budget, but has been pushed back one year.

RESERVES

In line with the 2019 updated Reserve Study, the 2021 budget proposes to decrease the Contribution to Reserves (CTR) to \$1,296,362 (MVF \$287,718; DU \$1,008,644). The last reserve study called for an increase to the DU contribution for 2021 to \$1,061,731, but in an effort to

offset any increase in the DU assessment rate, MVF has proposed that we fund the reserves at 95% of the total recommended amount.

The Reserve plan includes \$1,262,571 in reserve expenditures, of which \$651,707 relates to Designated Users and \$610,864 to MVF. Because not all items listed on the expenditure detail need to be repaired or replaced during the year, the detail list for each fund provides a column that differentiates the items as “Potential” (asset replacement is due, but asset may still be in good working order) or “Necessary” (asset will be repaired or replaced in the year). The goal of this differentiation is to provide a further understanding as to the range of capital investment that is needed. Please see the Reserve Plan section later in this book, which provides a summary and detailed list of projected expenditures from the different funds.

In summary, we are presenting a budget that meets the community’s priorities, maintains and enhances facilities and parks and supports important programs, services and amenities. By working together, we can and will continue to move Montgomery Village Foundation forward.

2021 Combined Five-Year Plan (Assessments)

	2021	2022	2023	2024	2025
Assessment--MVF	\$ 21.52	\$ 22.27	\$ 23.02	\$ 23.62	\$ 24.12
Assessment--DU	38.42	39.77	41.07	42.27	43.42
Combined Assessment	\$ 59.94	\$ 62.04	\$ 64.09	\$ 65.89	\$ 67.54
Assessment increase included	-	2.10	2.05	1.80	1.65



Watkins Mill Recreation Area Renovation Concept Plan

- New full-body outdoor fitness equipment
- New exercise track
- Relocate playground
- Retain lighted Tennis courts (with Pickleball lines)

2021 MVF Proposed Total Operating Fund

	Total Operating Fund			
	2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)
Full-time employees	53.0	52.0	47.0	(5.0)
Part-time employees	1.0	1.0	2.0	1.0
Revenue:				
Assessments	6,530,327	6,675,107	6,675,107	-
Allow for Bad Debts				-
Assessment Fees	197,989	204,000	233,500	29,500
Investment Income	14,020	5,000	5,000	-
Transfer Fees	35,849	38,500	38,500	(0)
Disclosure Fees	156,286	142,500	142,500	-
Advertising revenue	82,630	87,500	37,500	(49,999)
Pool Memberships/Fees	154,403	121,200	87,592	(33,608)
Camps & Classes	227,069	262,657	182,000	(80,657)
Management Fees	806,608	815,032	824,470	9,438
Capital Contribution Fee	165,864	150,000	150,000	-
Other Income	167,681	171,034	126,398	(44,636)
Total Revenue	8,538,726	8,672,529	8,502,566	(169,963)
Personnel Costs:				
Full-time Salaries	3,202,739	3,265,658	3,059,790	(205,867)
Other Wages	762,463	792,998	829,072	36,074
Payroll Taxes	343,572	345,815	331,080	(14,735)
Employee Benefits	769,715	775,638	715,999	(59,639)
Workers Comp	52,462	57,016	59,556	2,540
Personnel Costs	5,130,951	5,237,125	4,995,498	(241,627)
Operating Costs:				
Business Expenses	179,670	202,116	172,450	(29,666)
Office Supplies	36,343	40,200	37,750	(2,450)
Program/Maint Supplies	146,405	134,450	135,100	650
Occupancy	324,598	346,635	346,295	(340)
Office Expenses/Svc Contracts	306,606	330,060	330,604	544
Equip Maintenance	33,859	33,950	30,750	(3,200)
Vehicle Expenses	24,978	29,160	27,800	(1,360)
Financial & Legal	337,556	249,900	298,150	48,250
Insurance	124,179	127,845	131,222	3,377
Printing	64,587	53,450	31,700	(21,750)
Landscape/Maintenance	742,155	774,094	772,419	(1,675)
Security	8,437	7,696	7,686	(10)
Other	542	-	0	-
Operating Costs	2,329,913	2,329,555	2,321,926	(7,629)
Maint. & Overhead Allocations:				
Overhead Allocation (from MVF)	0	(0)	(0)	0
Total Operating & Allocations	7,460,864	7,566,680	7,317,424	(249,256)
Contribution to Reserves Fund	1,311,618	1,303,807	1,296,362	(7,445)
Contribution to CCF	165,864	150,000	150,000	-
Investment in property & Equip.	5,195	10,000	0	(10,000)
Restricted Program Expenses	5,394	0	0	-
Use of Undesignated Reserves	-	(357,959)	(261,220)	96,739
Total Other (increases)/decreases	1,488,071	1,105,849	1,185,143	79,294
Total Operating Expenses	8,948,935	8,672,529	8,502,567	(169,962)
Excess/Deficit Revenue	(410,209)	0	(0)	(1)

Quick reference of MVF Funds

Montgomery Village Foundation, Inc (MVF) is a nonstock, nonprofit, 501(c)(4) corporation that was formed for the preservation, protection and enhancement of the values and amenities in Montgomery Village, a planned community. The MVF has been delegated and assigned the powers of owning, maintaining and administering the common properties and facilities, administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges associated with these responsibilities.

Although MVF is a single financial entity, the finances of the MVF are organized as five funds, as follows:

Montgomery Village Foundation Fund; Designated User Fund; Poplar Spring Fund; User Fee Fund; and Community Management Fund.

2021 Per Unit Assessment Cost/Revenue Analysis

Montgomery Village Foundation
2021 Per Unit Assessment Cost/Revenue Analysis

Expense Description	MVF		Designated User		Poplar Spring		Community Mgmt	
	Budget \$	Assess \$\$ per month	Budget \$	Assess \$\$ per month	Budget \$	Assess \$\$ per month	Budget \$	Revenue
Equivalent units/Revenue		11,385.0		8,096.0		18.0		914,470
Salaries & Wages (year round staff)	2,066,841	\$ 15.13	459,323	\$ 4.73	0	\$ -	511,126	55.9%
Other/temp/seasonal wages	198,228	1.45	571,850	5.89	-	-	12,495	1.4%
Employee Benefits	447,377	3.27	137,180	1.41	0	-	118,647	13.0%
Payroll Taxes	190,770	1.40	88,225	0.91	0	-	44,837	4.9%
Other Personnel	30,472	0.22	22,041	0.23	0	-	3,809	0.4%
Personnel Costs	2,933,688	21.47	1,278,618	13.16	-	-	690,914	75.6%
Business Expenses	107,500	\$ 0.79	8,600	\$ 0.09	0	\$ -	13,550	1.5%
Office Supplies	30,950	0.23	500	0.01	0	-	5,900	0.6%
Program/Maint Supplies	33,100	0.24	94,000	0.97	0	-	0	0.0%
Utilities	84,795	0.62	258,250	2.66	0	-	3,250	0.4%
Office Expenses/Svc Contracts	271,577	1.99	38,450	0.40	1,093	5.06	17,984	2.0%
Equip Maintenance	22,600	0.17	3,150	0.03	0	-	0	0.0%
Vehicle Expenses	21,700	0.16	5,300	0.05	0	-	600	0.1%
Financial & Legal	233,650	1.71	45,000	0.46	0	-	6,500	0.7%
Insurance	57,860	0.42	45,039	0.46	25	0.11	13,666	1.5%
Printing	31,700	0.23	0	-	0	-	0	0.0%
Landscape/Maintenance	507,325	3.71	263,746	2.71	1,347	6.24	0	0.0%
Security	7,686	0.06	0	-	0	-	0	0.0%
Other	0	-	0	-	0	-	0	0.0%
Operating Costs	1,410,444	10.32	762,035	7.84	2,465	11.41	61,450	6.7%
Contribution to Reserve/CCF	437,718	\$ 3.20	907,780	\$ 9.34	0	\$ -	0	0.0%
Other (income)/expense	(52,387)	(0.38)	(93,241)	(0.96)	0	\$ -	7,300	0.8%
Capital Expense	0	-	0	-	0	-	0	0.0%
Reserve/Replacement	385,331	2.82	814,539	8.38	-	-	7,300	0.8%
Overhead Allocation	(1,272,359)	(9.31)	1,084,615	\$ 11.16	0	\$ -	154,807	16.9%
	(1,272,359)	(9.31)	1,084,615	11.16	-	-	154,807	0.17
Total Expenses	3,457,104	\$ 25.30	3,939,807	\$ 40.55	2,465	\$ 11.41	914,470	100.0%
Other (income)/expense	(517,042)	(3.78)	(207,092)	(2.13)	-	-	(914,470)	-100.0%
User Fee net (income)/loss	(0)	(0.00)	-	-	-	-	\$	0.0%
Total Budget & Assessment	2,940,062	\$ 21.52	3,732,715	\$ 38.42	2,465	\$ 11.41	(0)	0.0%

2021 MVF Proposed Operating Budget by Fund

	Montgomery Village Fund					User Fee Fund					Designated User Fund				
	2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)		2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)		2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)	
Full-time employees	0	34.0	29.0	(5.0)		0	1.0	1.0	1.0		0	10.0	9.0	(1.0)	
Part-time employees	0	-	2.0	2.0		0	-	-	-		0	-	-	-	
Revenue:															
Assessments	2,873,202	2,940,062	2,940,062	-		0	0	0	0		3,654,857	3,732,580	3,732,580	-	
Allow for Bad Debts				-					-					-	
Assessment Fees	96,695	99,000	116,500	17,500		0	0	0	0		101,294	105,000	117,000	12,000	
Investment Income	7,010	2,500	2,500	-		0	0	0	0		7,010	2,500	2,500	-	
Transfer Fees	34,349	36,000	36,000	(0)		0	0	0	0		0	0	0	0	
Disclosure Fees	96,828	90,000	90,000	-		0	0	0	0		0	0	0	0	
Advertising revenue	82,630	87,500	37,500	(49,999)		0	0	0	0		0	0	0	0	
Pool Memberships/Fees	0	0	0	-		0	0	0	0		154,403	121,200	87,592	(33,608)	
Camps & Classes	0	0	0	-		227,069	262,657	182,000	(80,657)		0	0	0	0	
Management Fees	0	0	0	-		-	0	0	0		0	0	0	0	
Capital Contribution Fee	165,864	150,000	150,000	-		0	0	0	0		0	0	0	0	
Other Income	115,505	108,500	84,541	(23,959)		13,417	15,034	6,856	(8,178)		-	0	0	0	
Total Revenue	3,472,083	3,513,562	3,457,104	(56,458)		240,486	277,691	188,856	(88,834)		3,917,564	3,961,280	3,939,671	(21,608)	
Personnel Costs:															
Full-time Salaries	2,212,616	2,247,055	2,066,841	(180,213)		44,343	44,342	22,500	(21,841)		489,756	474,030	459,323	(14,707)	
Other Wages	173,634	187,084	198,228	11,144		69,737	60,000	46,500	(13,500)		496,831	519,279	571,850	52,571	
Payroll Taxes	200,950	207,550	190,770	(16,780)		10,988	8,939	7,248	(1,691)		88,761	84,234	88,225	3,991	
Employee Benefits	506,866	507,066	447,377	(59,688)		13,972	13,893	12,795	(1,098)		136,411	136,218	137,180	962	
Workers Comp	26,842	29,172	30,472	1,300		2,850	3,097	3,235	138		19,415	21,101	22,041	940	
Personnel Costs	3,120,908	3,177,926	2,933,688	(244,238)		141,890	130,270	92,278	(37,992)		1,231,174	1,234,861	1,278,618	43,757	
Operating Costs:															
Business Expenses	97,242	118,000	107,500	(10,500)		58,483	59,216	42,800	(16,416)		13,651	11,350	8,600	(2,750)	
Office Supplies	31,543	33,300	30,950	(2,350)		30	400	400	0		430	600	500	(100)	
Program/Maint Supplies	31,151	33,450	33,100	(350)		12,346	8,000	8,000	(0)		102,907	93,000	94,000	1,000	
Occupancy	78,555	85,285	84,795	(490)		23	-	-	-		242,861	258,100	258,250	150	
Office Expenses/Svc Contracts	248,434	271,076	271,577	501		1,079	1,500	1,500	0		36,372	38,400	38,450	50	
Equip Maintenance	21,806	25,600	22,600	(3,000)		5,760	5,000	5,000	(0)		6,292	3,350	3,150	(200)	
Vehicle Expenses	20,897	22,660	21,700	(960)		212	200	200	-		3,869	5,700	5,300	(400)	
Financial & Legal	277,431	198,400	233,650	35,250		13,084	13,000	13,000	-		32,932	32,000	45,000	13,000	
Insurance	55,368	56,368	57,860	1,492		14,712	16,259	14,633	(1,626)		40,974	41,762	45,039	3,276	
Printing	64,056	53,450	31,700	(21,750)		-	0	0	0		-	0	0	0	
Landscape/Maintenance	499,763	502,705	507,325	4,620		-	0	0	-		240,286	270,049	263,746	(6,303)	
Security	7,785	7,696	7,686	(10)		-	0	0	-		653	0	0	-	
Other	542	0	0	-		-	0	0	-		-	-	0	-	
Operating Costs	1,434,574	1,407,990	1,410,444	2,453		105,729	103,575	85,533	(18,042)		721,228	754,311	762,035	7,724	
Maint. & Overhead Allocations:															
Overhead Allocation (from MVF)	(1,201,541)	(1,242,312)	(1,272,359)	(30,047)		47,684	40,513	32,937	(7,575)		1,006,990	1,052,004	1,084,615	32,611	
Total Operating & Allocations	3,353,940	3,343,604	3,071,773	(271,831)		295,303	274,357	210,748	(63,610)		2,959,391	3,041,176	3,125,268	84,092	
Contribution to Reserves Fund	337,636	287,000	287,718	718		-	0	0	-		973,982	1,016,807	1,008,644	(8,163)	
Contribution to CCF	165,864	150,000	150,000	-		-	0	0	-		-	0	0	-	
Investment in property & Equip.	-	3,333	0	(3,333)		-	3,333	0	(3,333)		5,195	3,334	0	(3,334)	
Restricted Program Expenses	5,394	0	0	-		-	0	0	-		-	0	0	-	
Use of Undesignated Reserves	-	(270,375)	(52,387)	217,988		-	0	(21,891)	(21,891)		-	(100,038)	(194,241)	(94,204)	
Total Other (increases)/decreases	508,894	169,958	385,331	215,373		-	3,333	(21,891)	(25,224)		979,177	920,104	814,403	(105,700)	
Total Operating Expenses	3,862,835	3,513,562	3,457,104	(56,458)		295,303	277,690	188,856	(88,834)		3,938,568	3,961,280	3,939,671	(21,608)	
Excess/Deficit Revenue	(390,751)	(0)	0	0		(54,817)	0	0	(0)		(21,004)	(0)	(0)	0	

Montgomery Village Foundation Fund: This fund provides for the general Village governance, operation and maintenance of the common properties, architectural standards, government relations and communications.

User Fee Fund: This fund provides recreation activities for a fee.

Designated User Fund: This fund provides for the operation and maintenance of the community centers, pools and tennis courts owned by the MVF.

2021 MVF Proposed Operating Budget by Fund

	Poplar Spring Fund					Community Management Fund					Total Operating Fund				
	2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)		2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)		2019 ACTUALS	2020 BUDGET	2021 Proposed BUDGET	20B vs 21PB Inc/(Dec)	
Full-time employees	0	-	0	-		0	0	8.0	-		0	53.0	47.0	(6.0)	
Part-time employees	0	-	0	-		0	1.0	1.0	(1.0)		0	1.0	2.0	1.0	
Revenue:															
Assessments	2,268	2,465	2,465	-		0	0	0	-		6,530,327	6,675,107	6,675,107	-	
Allow for Bad Debts				-					-					-	
Assessment Fees	0	0	0	-		-	0	0	-		197,989	204,000	233,500	29,500	
Investment Income	0	0	0	-		-	0	0	-		14,020	5,000	5,000	-	
Transfer Fees	0	0	0	-		1,500	2,500	2,500	-		35,849	38,500	38,500	(0)	
Disclosure Fees	0	0	0	-		59,458	52,500	52,500	-		156,286	142,500	142,500	-	
Advertising revenue	0	0	0	-		0	0	0	-		82,630	87,500	37,500	(49,999)	
Pool Memberships/Fees	0	0	0	-		0	0	0	-		154,403	121,200	87,592	(33,608)	
Camps & Classes	0	0	0	-		0	0	0	-		227,069	262,657	182,000	(80,657)	
Management Fees	0	0	0	-		806,608	815,032	824,470	9,438		806,608	815,032	824,470	9,438	
Capital Contribution Fee	0	0	0	-		0	0	0	-		165,864	150,000	150,000	-	
Other Income	0	0	0	-		38,759	47,500	35,000	(12,500)		167,681	171,034	126,398	(44,636)	
Total Revenue	2,268	2,465	2,465	-		906,325	917,532	914,470	(3,062)		8,538,726	8,672,529	8,502,566	(169,963)	
Personnel Costs:															
Full-time Salaries	-	-	0	-		456,024	500,232	511,126	10,894		3,202,739	3,265,658	3,059,790	(205,867)	
Other Wages	-	-	-	-		22,260	26,636	12,495	(14,141)		762,463	792,998	829,072	36,074	
Payroll Taxes	-	-	0	-		42,873	45,092	44,837	(255)		343,572	345,815	331,080	(14,735)	
Employee Benefits	-	0	0	-		112,467	118,461	118,647	185		769,715	775,638	715,999	(59,639)	
Workers Comp	-	-	0	-		3,355	3,646	3,809	162		52,462	57,016	59,556	2,540	
Personnel Costs	-	-	0	-		636,979	694,068	690,914	(3,154)		5,130,951	5,237,125	4,995,498	(241,627)	
Operating Costs:															
Business Expenses	-	0	0	-		10,293	13,550	13,550	-		179,670	202,116	172,450	(29,666)	
Office Supplies	-	0	0	-		4,339	5,900	5,900	-		36,343	40,200	37,750	(2,450)	
Program/Maint Supplies	-	0	0	-		1	0	0	-		146,405	134,450	135,100	650	
Occupancy	-	0	0	-		3,158	3,250	3,250	-		324,598	346,635	346,295	(340)	
Office Expenses/Svc Contracts	1,002	1,100	1,093	(7)		19,720	17,984	17,984	-		306,606	330,060	330,604	544	
Equip Maintenance	-	0	0	-		-	0	0	-		33,859	33,950	30,750	(3,200)	
Vehicle Expenses	-	0	0	-		-	600	600	-		24,978	29,160	27,800	(1,360)	
Financial & Legal	-	0	0	-		14,108	6,500	6,500	-		337,556	249,900	298,150	48,250	
Insurance	-	25	25	-		13,125	13,431	13,666	235		124,179	127,845	131,222	3,377	
Printing	-	0	0	-		530	0	0	-		64,587	53,450	31,700	(21,750)	
Landscape/Maintenance	2,105	1,340	1,347	8		-	0	0	-		742,155	774,094	772,419	(1,675)	
Security	-	0	0	-		-	0	0	-		8,437	7,696	7,686	(10)	
Other	-	0	0	-		-	0	0	-		542	-	0	-	
Operating Costs	3,107	2,464	2,465	1		65,275	61,215	61,450	235		2,329,913	2,329,555	2,321,926	(7,629)	
Maint. & Overhead Allocations:															
Overhead Allocation (from MVF)	0	0	0	-		146,868	149,795	154,807	5,011		0	(0)	(0)	0	
Total Operating & Allocations	3,107	2,464	2,465	1		849,122	905,078	907,170	2,092		7,460,864	7,566,680	7,317,424	(249,256)	
Contribution to Reserves Fund	-	0	0	-		-	0	0	-		1,311,618	1,303,807	1,296,362	(7,445)	
Contribution to CCF	-	0	0	-		-	0	0	-		165,864	150,000	150,000	-	
Investment in property & Equip.	-	0	0	-		-	0	0	-		5,195	10,000	0	(10,000)	
Restricted Program Expenses	-	0	0	-		-	0	0	-		5,394	0	0	-	
Use of Undesignated Reserves	-	0	0	-		-	12,454	7,300	(5,154)		-	(357,959)	(261,220)	96,739	
Total Other (Increases)/decreases	-	0	0	-		-	12,454	7,300	(5,154)		1,488,071	1,105,849	1,185,143	79,294	
Total Operating Expenses	3,107	2,464	2,465	1		849,122	917,532	914,470	(3,062)		8,948,935	8,672,529	8,502,567	(169,962)	
Excess/Deficit Revenue	(839)	0	(0)	(1)		57,203	(0)	0	0		(410,209)	0	(0)	(1)	

Poplar Spring Fund: This fund provides general governance, covenant and architectural standards and maintenance of an entrance sign and land for this group of homes.

Community Management Fund: This fund provides management services at cost to the homes corporations and condominium associations within Montgomery Village that contract for the service.

2021 Proposed Expense Budget (detail)

Montgomery Village Foundation
2021 Capital Contribution Fee & Operating Capital Budget Summary

	Capital Requested		Annual Operating			
	Budget 2021	Project Total	Budget 2021	2022	2023	5-Year Plan Estimate 2024 2025
MVF:						
No Capital requested for 2021	-	-	-	-	-	-
Watkins Mill Pool Replacement	-	-	5,000	10,201	10,825	11,718 12,937
Total MVF	-	-	5,000	10,201	10,825	11,718 12,937
DU:						
No Capital requested for 2021	-	-	-	-	-	-
Total Designated Users	-	-	-	-	-	-
CCF:						
Watkins Mill Pool Replacement	200,000	200,000	-	-	-	-
Total Capital Contribution Fee	200,000	200,000	-	-	-	-
Total Operating Capital/CCF Requests	\$ 200,000	\$ 200,000	\$ 5,000	\$ 10,201	\$ 10,825	\$ 11,718 \$ 12,937
CCF Assessment savings	\$ 1.46	\$ 1.46				
MVF Assessment Impact (per unit/month)	\$ -	\$ -	\$ 0.04	\$ 0.07	\$ 0.08	\$ 0.09 \$ 0.09
DU Assessment Impact (per unit/month)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Capital Contribution Fee
Reserve Summary

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beg. Balance	209,242	246,848	395,407	546,983	627,771	705,208	655,208	805,208	955,208	1,105,208
Revenue	161,489	191,089	315,169	165,864	150,000	150,000	150,000	150,000	150,000	150,000
Project expenses	(123,883)	(42,530)	(163,593)	(85,076)	(72,563)	(200,000)	-	-	-	-
	37,606	148,559	151,576	80,788	77,437	(50,000)	150,000	150,000	150,000	150,000
Ending Balance	246,848	395,407	546,983	627,771	705,208	655,208	805,208	955,208	1,105,208	1,255,208

2021 Proposed Reserve Contributions

MVF Reserve Plan – 2021

Circa 1994, a reserve study was developed for assets owned by the Foundation. The purpose of the study was to determine an appropriate amount of money to set aside each year for the future repair/ replacement of assets as they were needed, rather than having to take the full brunt of the cost replacing the asset against the current year operating budget. The study was updated annually through a process of asset evaluation, market research and on-site inspections. The original study was used with much success over a 10 year period, although throughout this time differing opinions were noted about how to best allocate the necessary contributions – by cost center, by fund, etc. As MVF grew and additional assets were accumulated, the need for a more sophisticated system was evident.

In March 2007, a firm was retained to perform MVF’s first professional reserve study including a new system that offered a component level detail that allowed MVF to organize the various assets in a number of different ways – by fund, by type of asset, by year of replacement, etc. This new software and the analysis derived were first used for the preparation of the 2008 budget.

During 2012, the results of a facilities study focusing on MVF pools revealed that both previous studies did not include the cost to fully renovate each of the pools at the end of their useful lives (est 25-35 year) – the studies only included pool components and equipment replacements. The reserve program was increased by \$7,000,000 to account for the replacement of each of MVF’s aging pools and increasing North Creek and Lake Marion slightly larger amounts due to their size. The facility study also noted three of MVF’s pools were in the process of failing and would need to be renovated within the next five to seven years. Adjustments to reflect all of the facility study findings were made as part of the 2013 budget process, and the Designated User reserve contribution was increased significantly.

In June 2013, MVF solicited bids from numerous vendors to perform a reserve study update. Design/ Management Associates was eventually hired and completed MVF’s reserve study update in May 2014. The purpose of the update was to ensure all relevant assets were properly included in the study and that costs associated with each were updated based on current, known costs. The new study, updated annually, has been used in the preparation of each annual budget thereafter. In the summer of 2019, MVF conducted a Level I and Level II update with Design/Management Associates

Montgomery Village Foundation 2021 Reserve Budget Summary			
Reserve Assumptions:			
	Inflation		2.00%
	30 year annualized ROI		3.50%
Contributions to Reserves:			
	MVF Fund		287,718
	Designated Users Fund		1,008,644
Total Contributions			1,296,362
Reserve Expenditures by Fund:			
	MVF Fund	Total	610,864
	Designated Users Fund		651,707
Total Expenditures			1,262,571
Reserve Expenditures by Category:			
MVF:	Facility Repairs		271,184
	Technology		148,576
	Parks		116,497
	Other		74,608
	Total MVF		610,864
DU:	Peggy Mark Pool		19,082
	General repairs/maintenance		19,148
	Hurley Park Bathhouse & pool		18,604
	Lake Marion Community Center & pool		60,588
	North Creek Community Center & pool		88,236
	Pool repair/replacements		57,387
	Stedwick Community Center & pool		41,066
	Tennis Courts		2,521
	Watkins Mill Bathhouse & pool		133,046
	Watkins Mill Playground/tennis		7,263
	Whetstone Community Center & pool		204,767
Total DU			651,707
Total Reserve Expenditures			1,262,571

which included an on-site inspection of all current components to develop a new component replacement cost and life-cycle analysis. In addition to the on-site inspection, DMA has recently updated its cost estimating database to ensure more accurate pricing of reserve items. Even with the removal of Watkins Mill pool for this study, the cost to renovate the remaining pools and amenities continues to escalate and the Designated User reserve contribution has increased but at a lower percentage than the prior year.

There were no updates to the reserve study during 2020. All contribution amounts for the 2021 budget were taken directly from the 2019 reserve study. To reduce the potential for a DU assessment increase, MVF has lowered the recommended contribution to the DU fund by 5%.

With a Board directed goal of funding its Reserves at 75% of the projected value 30 years into the future, the budget is calculated using the Cash Flow method which provides for a gradual build-up in the contribution amount over the long-term period rather than within the first few years of the target period. This calculation methodology best matches the goal set by the MVF Board.