



The Village Green

Shady Grove Village, Gaithersburg Maryland

April, 2011

Home Owner Association Meetings will be held at 7:30 p.m. at Fields Road Elementary School, May 10, 2011 June 14, 2011

Come to a meeting, get to know your neighbor, express your interests and help keep our community a great place to live.

Home Values in our Community:

- The average selling price is \$290,000.
- The high sale in the last 5 months was \$ 315,900 for an end unit.
- The average time on the market is 24 days.
- There are 38 rental units out of the 177 homes in our community.
- Rental prices range from \$1,650 to \$1,750 per month.

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Community Yard Sale April 30, 2011 8:00 a.m.–2:00 p.m.

Here's a great opportunity to spring clean and make a little pocket money! The Board of Director will advertise this event.

Each resident is responsible for their own sales, set up, tables, etc. and clean-up. Try to use the green space around the Tot Lots. We are encouraging parking on Story Drive.

Here are some ideas on how to get the most out of your yard sale:

Clean up items. Wash and dust all items.

Put a price on everything. OR put similar items in a box with a sign indicating the price per item or group of items.

Price items under \$1 and most things under \$5.

To attract men, put "man" items near the front.

Group similar items together.

Put large items in front so they can be seen.

Make sure you have lots of change.

Accept cash only. Keep your cash safe and on you at all times.

Have newspapers for wrapping fragile items.

Have bags handy for customers.

A few don'ts:

Don't let people inside your home to "test" the items or use the bathroom.

Don't accept checks from strangers.

Don't take peoples comments about your stuff personally.

Don't try to sell other peoples stuff for them.

Don't be greedy!



KEEP YOUR DOG AWAY FROM THE YARD SALE.

Don't leave items or trash behind after the sale ends.

Now let's have some fun! Good luck everyone!

An AMVET Truck will be in the neighborhood at 2 p.m. to pick up your unsold items.

QUESTIONS: PLEASE CONTACT MTM MANAGEMENT

(301)253-1222,

donnam@mtmmgmt.com

or VISIT

www.ShadyGroveVillage.com

Lamp Posts and Lighting in the Community

Our community is dark at night. We've noticed that many lamp posts are dark or missing. It's time to fix the light in front or behind your home. Every home should have one lamp post in working order from dusk to dawn. This is for the safety of all our residents.

Lamp posts, globes and poles are available from Kolb Electric Company. Several Electric Repair companies are listed on our website if you need the service of an electrician.

The Architectural Committee will be walking the neighbor-

hood to inspect for working lights. Please do your part to keep our community safe.





Spring is here and it is time for the annual community architectural inspections. Since the downturn in the housing market, many areas of the country have suffered marked decreases in the value of their homes. Therefore, it is more important than ever to maintain the “curb appeal and maintenance” of your home and our community.

City law requires owners to leash pets at all times and “pooper scoop” after your pet. Call 301.258.6343 to report violations.



Next bulk pickup day is Wednesday, May 4, 2011

Tires and all paint cans will not be picked up.

Explosive materials, hazardous materials, oils, paint, tires, chemical products or contractor construction debris **will not be collected** and must be disposed of properly at the Montgomery County transfer station located off Shady Grove Road. Call the transfer station at 301.217.2770

The responsibility of the Board of Directors is to ensure that all homeowners in the community comply with Association Rules and Regulations. When you purchased your property, you agreed to, and became legally obligated to, comply with the rules of the community. The Board of Directors is obligated to enforce the rules and regulations and pursue compliance to the rules and guidelines by every homeowner. This approach is intended to benefit the community as a whole and ensure fairness for all.

The Spring 2011 Architectural Inspections will be completed by May 31, 2011. Upon com-

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.

Recycling is required by Montgomery County

All Leaves, branches, brush & lawn clippings must be placed into the **brown paper recycling bags** which can be purchased at hardware stores and grocery stores.

Newspapers, Mixed Paper, Recyclable Cans, Glass Containers, and Plastic Containers will be collected in City provided bins, placed at the curb on Wednesday by 7:00 AM.

pletion of the inspections, each homeowner will receive a letter and the inspection form for their home which will identify any violations noted during the inspection process. Please note that the most frequent violations are recycle and trash bins visible in the front instead of being stored in the rear, sheds that require painting or repair and lawns that are not kept free of weeds or mowed regularly.

Please visit our website at www.shadygrovevillage.com for more information regarding the guidelines used for the inspection. You might want to do your own inspection based on the guidelines to ensure your home

Why Scoop the Poop?

Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.

The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.

The more residents complain

passes the official inspection with no violations!

The Board would like to thank the many homeowners who diligently maintain and improve their homes year after year. Shady Grove Village is a beautiful oasis of green space, mature trees, and wonderful neighbors. Let's all work together to maintain the beauty of our community.

See the inspection form on the next page and do your own inspection of your home.

about dog waste, the more time the manager must spend on enforcement rather than serving the association.

Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

Please also be mindful that pet urine damages flowers and shrubs. Be kind to your neighbors.

Bulk pickup is the first Wednesday of the month.

Regular trash pickup is Wednesday and Saturday.



Help prevent this mess!

Shady Grove Village Architectural Inspection Form

The items below were checked and found to be deficient and in need of immediate maintenance or replacement.

Property Address:	Inspection			Re Inspection
	Initial Check			Issues Complete
	Front	Side	Rear	Yes No
Item:				
Trash or other items in yard, garbage can on front stoop, recycling bin visible, gardening tools, etc				
Shed repair paint replace				
Gutter/Downspout repair paint clean				
Siding repair power wash				
Weed Control				
Painting necessary Handrails Window Trim First Floor Second Floor Basement Bay Window Door and Door Trim Shutters Soffit Board Rake Board At roof line facing unit at _____ Fascia behind/below gutter Storm Door Other				
Brickwork needs repair cleaning point up mortar				
External Antennae/wiring				
Fence repair replace vertical board half moon gate top running board				
Light Fixture missing replace repair Paint pole				
Roof / shingles repair replace Roof metal coping needs repair paint replace				
Other:				



Parking Regulations and Towing

Each resident has two parking spaces assigned. The spaces marked for visitors are intended for short term parking for visitors. These spaces are not intended for a resident's additional car. **Roommates** should park on the public street on Story Drive.

Parking within our community is for private vehicles only. City law, and our community by-laws prohibit parking commercial vehicles in the village. Commercial vehicles are described as trucks greater than 3/4 ton, vans with ladders mounted on the roof, and any vehicle that contains commercial advertising on the sides, back or windows of the vehicle.

These commercial vehicles are to be parked on Story Drive.

A Non-authorized vehicle parked in your designated spot will be towed at the owners expense. You must file a towing disclaimer form with MTM before calling for towing services. The form is in the Community Reference Document found on the web, or call MTM for a copy of the form.

The Board has contracted with Henry's Wrecker Service in Gaithersburg to enforce the city's and our community parking regulations. If your vehicle is towed, contact Henry's Wrecker Service for the procedure to get your vehicle back and pay for the towing.

After a warning notice the following vehicles will be towed:

- Vehicles with expired tag/registration
- Broken down, non-operational vehicles
- Commercial vehicles
- Trucks over 3/4 ton

Be forewarned and plan to properly park your vehicles.



8321 Beechcraft Avenue
Gaithersburg, MD 20879
Lot: (301) 869-4800
Dispatch: (301) 608-0000

*Shady Grove Village Community
Council Corporation*

Theft Alert

MTM Management Associates
26221 Ridge Road,
P.O. 506,
Damascus, MD 20872-0506

Phone: Office: (301) 253-1222
Fax: (301) 253-1721

E-mail: mepotter@mtmmgmt.com

Board Members
Kathleen Smith—President
Norman Walters
Jan Reatherford
Angela Blum
Bobby Mazumder

We've had a rash of theft from autos recently. Thieves are looking for GPS, Cell Phones, I Pods and other small electronics.

Lock your car and house!

Don't let the suction cup for GPS units show on the windshield. Be sure nothing is left in plain sight.

If something is stolen, you may use the citizen online reporting system.

www.montgomerycountymd.gov/police

Slow Down!

The nice weather is here and children are out playing. **SLOW DOWN** as you drive through our community. Children, Balls, and Animals dart out in the street—Don't cause an accident. The speed limit is 25 miles per hour, and really you should drive 15 mph on Gold Kettle Drive.

Please be careful in our community.

We're on the Web!
www.shadygrovevillage.com