



The Village Green

Shady Grove Village, Gaithersburg Maryland

March, 2009

Home Owner Association Meetings will be held at 7:30 p.m. at Fields Road Elementary School, March 10, 2009 May 11, 2009

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 \$269,000 for a 3 BR 1 bath model
- The high sale in the last 6 months was \$ 278,900
- The average time on the market is 130 days (4-5 months)
- There are 35 rental units out of the 177 homes in our community
- Rental prices range from \$1,580 to \$1,625 per month

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Thank You for Fixing up your Homes this Last Fall

Our village looks much better these days! Let's keep up the maintenance on our homes and make our village one of the prettiest places to live in Montgomery County.

Thanks to all the residents who worked diligently to bring their homes into compliance with the architectural inspections. Most of our homes look great and that will help maintain the value of our properties.

We are a Home Owner's Association, and have covenants and bylaws in order to preserve the beauty of our community. The Architectural Committee is committed to maintaining our village and reminding residents about needed repairs.

Please remember to complete a

request for exterior modifications for any changes to your property, including paint colors, fence height and style, and any other exterior modifications to your home. The request for modifications form can be found on our web site :

<http://www.shadygrovevillage.com/architectural.pdf> or you may call MTM Management Association (301) 253-1222 for a copy of the form.

Please remember, we have approved colors for the trim and siding (Contact the Architectural Committee for the paint colors.) Back yard fences are to be four (4) feet in height. If you have a specific need for a higher fence, please state your case in writ-



Gold Kettle Drive

ing. Be sure to get approval before having the work done. Send your requests to MTM and it will be forwarded to the Architectural Committee.

Plan now for the spring architectural inspection cycle. Do your own exterior home inspection and be proactive in the maintenance of your home.

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 Rexel Electrical and Datacom Supplies, 425 E. Gude Drive, Rockville, MD 20850. 301.762.8100. www.rexelusa.com. Several Electric Repair companies are listed on our website if you need the service of an electrician.

The Architectural Committee will be walking the neighborhood to inspect for working lights. Please do your part to keep our community safe.

Gaithersburg - Neighborhood Services

The City is enforcing codes concerning the safety and appearance of neighborhoods. These regulations include such issues as:

- Tall grass and weeds
- Illegal dumping
- Accumulation of trash and debris
- Unlicensed/inoperative vehicles
- Commercial vehicles in the residential areas
- Parking violations
- General property maintenance
- Dilapidated structures and fences
- Snow and ice on sidewalks
- Noise disturbances
- Home based businesses
- Smoking violations
- Non-permitted construction
- Door-to-door salespeople and vendors

The neighborhood services team works actively with our homeowner association to enhance the appearance and safety of our community and the City of Gaithersburg.

Call the city at 301.258.5340 if you have questions or to report violations. You may also call MTM 301.253.1222 for questions or to report violations.



A fine of \$40.00 and the repair costs for damages done by vehicles driving and parking on the common grounds and crossing the dividing humps between our community streets will be at the owner's expense.

Dividing Humps on our Streets

Dividing Humps are in place between our streets for a reason. They help slow traffic, and keep our streets and courts safe for children playing in the community. These dividing humps are used by emergency vehicles only.

Driving or parking on the common grounds and crossing the dividing humps between the city streets is prohibited. All damage done by vehicles will be re-

paired at the owner's expense, and a fine of \$40.00 will be assessed for this violation.

The dividing humps are between:

- Story Drive,
- Gold Kettle Court and Red Kiln Court, and
- Silver Kettle Court and Blue Silo Court

Several of these dividing humps

have been damaged and will require repairs.

Please call MTM

(301) 253-1222 if you see someone driving on the common grounds or over the dividing humps.

New Sign at the Entrance to our Community

Have you noticed the work on the entrance sign to our community? After 40 years of use, it was time to refresh the look of this entrance sign. New lettering and a new top cap for the sign has been ordered. The brick background has a fresh coat of paint and when we complete the work to the sign, we will work with Potomac Gardens

Landscaping Services to place annual and perennial flowers in front of the sign.

Please thank Norm Walters, chair of this project for the careful and detailed work in the design and installation of the "new" sign at the entrance of our community.



Old Entrance Sign



Planned New Sign

Volunteer Committee Needed to Recommend Tot Lot Changes

It's time to refurbish our Tot Lots and make the space a great place for our children to play .

We need a few volunteers to recommend changes and help the Board with the plans and budget to make these lots pretty and usable.

Expect to spend 8–10 hours over 4 to 6 weeks to inspect the lots, research play equipment, develop a budget to present to the SGV Board, research city regulations, and companies

that install playground equipment, write a suggested work order and recommend a company to complete the work.

Parents and children, this is a great opportunity to volunteer. We'd love to hear from the children who would use the equipment, and the parents who supervise their children's safety.

The Board will appoint a chair of the Tot Lot Committee. The Board and MTM Management Company will sign the contracts

and supervise the work.

Tell us what play equipment you'd like to see in the tot lots.

Along with refreshing the tot lots, we need neighborhood help to monitor the appropriate use of the lots. Call the police if you see loitering at night, or hear inappropriate noise at night.



SGV Tot Lot

**Call MTM
301.253.1222 to volunteer to serve on the Tot Lot Refurbishment Committee.**

Animals Loose in our Green Space

Please remember that it is City law that pets must be leashed at all times and under owner's control. If you see a pet loose in the green space, talk to it's owner. If neighbor to neighbor talking doesn't solve the problem, call Gaithersburg Animal Control. 301.258.6343. To reach an Animal Control Officer after hours, contact the Montgomery County Humane Society,

Emergency Line: 240.773.5900

The Animal Control Officers can help with Dogs and Cats running at large, people who do not clean up after their animals, and barking disturbances.

All cats and dogs over four months of age must be vaccinated against rabies and licensed by the city.

The application for a pet license can be found at: <http://www.gaithersburgmd.gov/documents/petlicense.pdf>.

The City of Gaithersburg provides a Dog Park at 151 Bickerstaff Way where your dog can run safely off leash.

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

Trash and Recycling

A "Murder of Crows" visits our community every trash day, feasting on our trash, and scattering trash throughout the community. The best way to prevent this mess is to use a closed trash can. Second best is to use heavy weight black plastic trash bags and set the trash out on Wednesday and Saturday morning.

Please remember that trash should go out no earlier than the evening before trash pickup, and trash and recycle bins must be picked up within 24 hours of collection.

Your community assessment pays for trash pickup, and we spent more than \$1,000 last year on special trash pickup, when trash and recycle items

are not put out for proper pickup times. Please use the trash and recycle services responsibly and prevent the need to raise the HOA assessment.

Bulk pickup is provided by the city of Gaithersburg the first Wednesday of the month.

Next bulk pickup day is Wednesday, April 1, 2009



Help prevent this mess!



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. Parking is available on the public street on Story Drive if you need extra space.

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.



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Lot: (301) 869-4800
Dispatch: (301) 608-0000

*Shady Grove Village Community
Council Corporation*

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Board Members
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Norman Walters
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We're on the Web!
www.shadygrovevillage.com
