

FLINT LEDGE ESTATES  
COMMUNITY ASSOCIATION, INC.  
2473 McCormick Road  
ROCKVILLE, MARYLAND 20850

**MEMORANDUM OF BOARD OF DIRECTORS ACTION**

Subject: Trimming of Trees on HOA Property

Date: December 1, 2006

Summary: The large trees on HOA Property need to be trimmed

Discussion: It was hoped that the HOA owned trees could be trimmed in conjunction with the trees on private single family homes closest to the street in the right of way but time has run out. If they could have been done together there would have been a cost savings as reflected on the attached proposal when compared with the November 28, 2006 e-mail from the contractor, Superior Landscaping. Superior Landscaping indicated that this could be finished prior to December 12, 2006, weather permitting.


Motion: It was moved by Cliff, seconded by Brian and unanimously adopted that the Eleven (11) HOA owned trees (numbers two thru eleven and number fifty-eight on the attachment to the proposal) be trimmed for the total cost of Five Hundred Fifty (\$550.00) Dollars.

Vote: (sign)


Circle One

  
Clayton Nickel

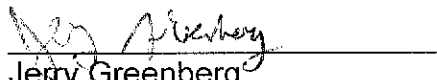
YES / NO

  
Cliff Blondes

YES / NO

  
Brian Rogers

YES / NO

  
Jerry Greenberg

YES / NO

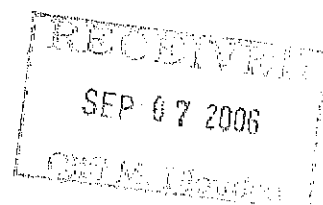
  
William Armbruster

YES / NO



*Superior Landscaping*

14636 Woonsocket Drive  
Silver Spring, MD 20905  
(301) 989-8758  
(301) 989-0653 Fax



September 7, 2006

Gayle Brooks  
Flint Ledges Estates  
Board of Directors

Dear Gayle,

I am enclosing a list and map (courtesy of Cliff Blondes) of the community's trees that we discussed trimming on our recent walk thru. I ended up counting five more trees than my original proposal but these trees would require only minimal pruning so there would be no extra charge. The cost of just trimming the seven Bradford Pear Trees that are on the traffic circles would be Six Hundred Twenty Five Dollars (\$625.00). The board might also want to consider trimming the trees that present safety concerns by blocking the street lamps or trees that have limbs that are low enough to hit cars or pedestrians. I can provide a list of these with costs if the board would like to consider trimming these also.

Thank you for the opportunity to be of service,

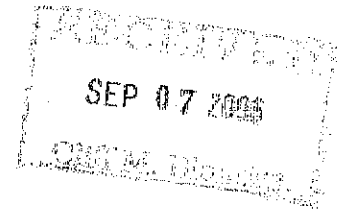
Bill Messett

Cc: Cliff Blondes



## *Superior Landscaping*

14636 Woonsockett Drive  
Silver Spring, MD 20905  
(301) 989-8758  
(301) 989-0653 Fax



### Flint Ledges Estates Tree Pruning

The objective of the tree trimming is to remove the low limbs that are; blocking the light from the street lamps, being hit by cars and trucks, growing too close to the sidewalks interfering with pedestrians and bicyclists. A street tree is a tree that is growing on the strip of land between the sidewalk and the road.

#### Town home Side of the Community:

1. Pear tree growing on the traffic island.
2. Willow Oak on the left side of 2425
3. Maple on the island in front of 2425
4. Maple on the island in front of 2419
5. Maple on the island on the left side of 2415
6. Maple on the island diagonally across from 2415
7. Crabapple tree touching the cars in front of space # 8.
8. Maple on island between parking space 7 & 8.
9. Maple on the island across from 2401
10. Weeping Cherry in the community bed at the entrance.
11. Weeping Cherry in the community bed at the entrance.
12. Street tree Maple on the right as enter the community.
13. Street tree Maple on the right as enter the community.
14. Street tree Maple on the right as enter the community.

#### Single Family home side of the community:

15. Maple street tree between 2401 & 2433
16. Maple street tree in front of 2433.
17. Maple street tree in front of 2329
18. Maple street tree in front of 2325
19. Maple street tree in front of 2330
20. Maple street tree in front of 2328
21. Maple street tree in front of 2326
22. Pear tree on the island in front of 2322/2324
23. Maple street tree between 2322 and 2324
24. Maple street tree in front of 2321
25. Maple street tree in front of 2320
26. Maple street tree in front of 2318
27. Maple street tree in front of 2316
28. Maple street tree to the side of #2 McCormick Court
29. Maple street tree to the side of # 2 McCormick Court

30. Pear tree on the traffic circle in McCormick Court
31. Pear tree on the traffic circle in McCormick Court
32. Maple street tree in front of # 2 McCormick Court
33. Maple street tree in front of # 4 McCormick Court
34. Maple street tree in front of # 6 McCormick Court
35. Maple street tree in front of # 7 McCormick Court
36. Maple street tree in front of # 8 McCormick Court
37. Maple street tree in front of # 9 McCormick Court
38. Maple street tree in front of # 1 McCormick Court
39. Clear trees from the light post at the corner of McCormick & Court.
40. Maple street tree along McCormick road to the right of # 1 McCormick Court
41. Maple street tree along McCormick road to the right of # 1 McCormick Court
42. Pine street tree along McCormick road to the right of # 1 McCormick Court
43. Pine street tree along McCormick road to the right of # 1 McCormick Court
44. Maple street tree between 2312 & 2314
45. Maple street tree between 2310 and 2312.
46. Maple street tree in front of 2310.
47. Maple street tree to the left of 2307.
48. Maple street tree to the left of 2307.
49. Maple street tree in front of 2308.
50. Maple street tree in front of 2304.
51. Maple street tree in front of 2302.
52. Pear tree on the traffic circle in front of 2302.
53. Pear tree on the traffic circle in front of 2302.
54. Pear tree on the traffic circle in front of 2302.
55. Maple street tree in front of 2303
56. Maple street tree in front of 2305
57. Maple street tree in front of 2307
58. Willow Oak tree along the sidewalk in the tot lot area.

Total cost to trim the listed trees as stated above:

\$ 2565.00

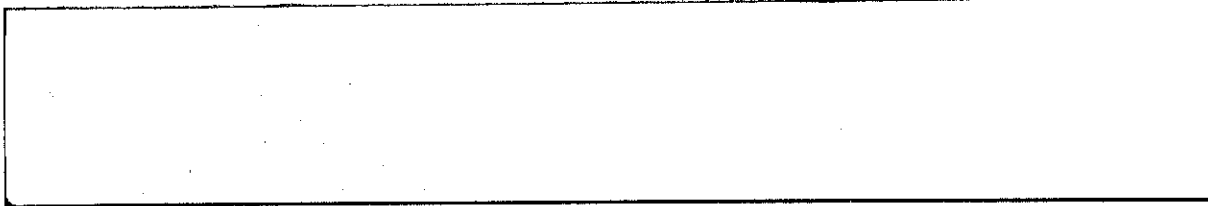
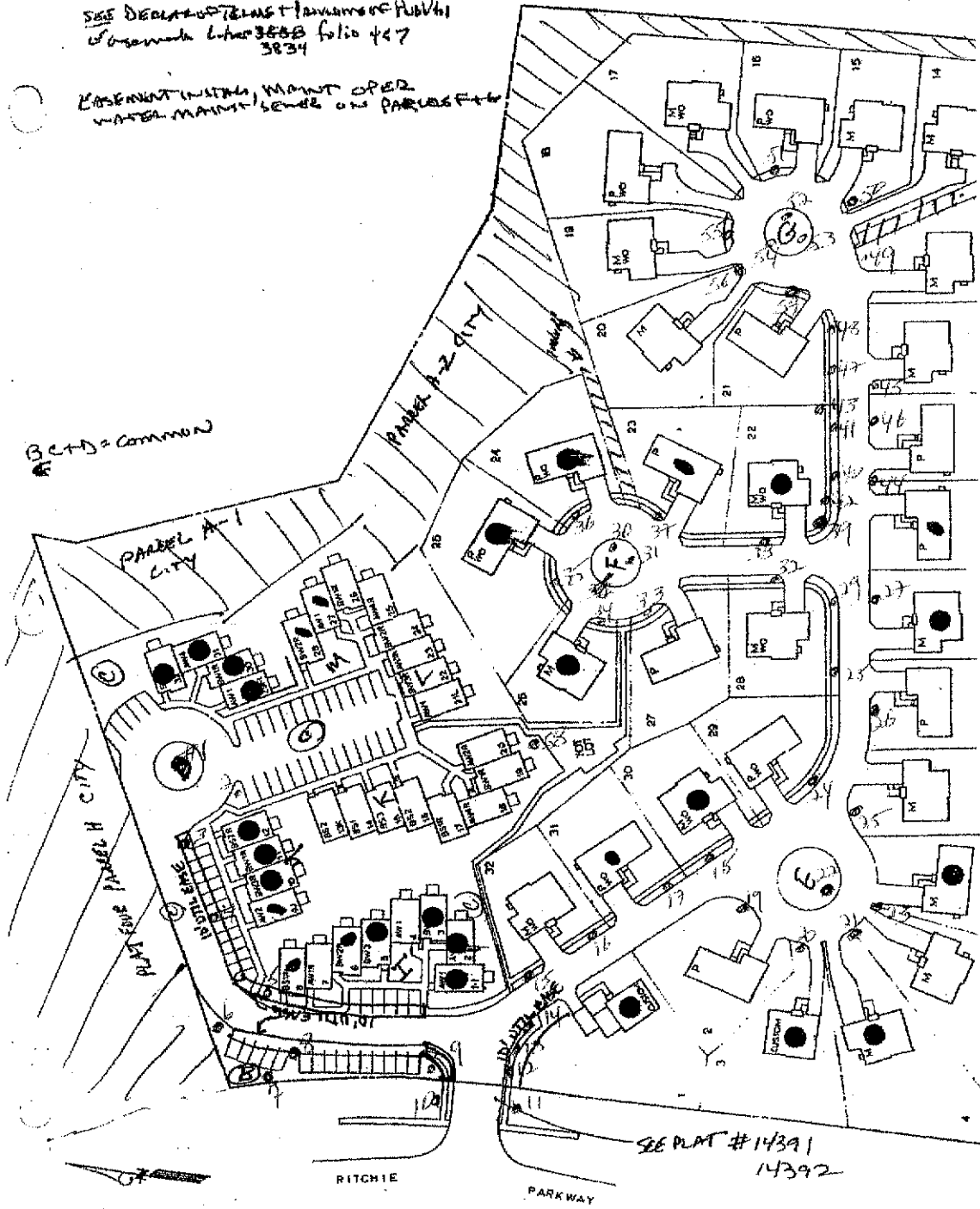
Options:

1. Trim the Pine trees that are growing along the park, across from 2415-2425, up and away from the road. Cost: \$ 120.00
2. Trim the Maple, Cherry, and Pine tree limbs out of and away from the Leyland Cypress trees that are across the road from the units 2401 thru 2415. Cost: \$ 160.00

10' EASEMENT TO CITY, PERCO, CTP  
SEE DECLARATION + PLAN OF PUB/PL  
OF RECORD LATER 3833 folio 447  
3834

EASEMENT INSTALL, MAINT OPER  
WATER MAINS UNDER ON PARCELS 1-6

B,C,D = Common



**Cliff M. Blondes**

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**From:** flintledge\_board@googlegroups.com on behalf of Brian Rogers [rogersbr@comcast.net]  
**Sent:** Friday, December 01, 2006 1:07 PM  
**To:** flintledge\_board@googlegroups.com  
**Subject:** flintledge\_board:670] Re: HOA Tree Trimming before Next Meeting CAN BE DONE!

I agree

Brian

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**From:** flintledge\_board@googlegroups.com [mailto:flintledge\_board@googlegroups.com] **On Behalf Of** Cliff M. Blondes  
**Sent:** Friday, December 01, 2006 1:05 PM  
**To:** flintledge\_board@googlegroups.com  
**Subject:** flintledge\_board:669] HOA Tree Trimming before Next Meeting CAN BE DONE!  
**Importance:** High

I spoke with Bill today and if we give him the go he will have the HOA trees trimmed before the 12/12/06 meeting.

I move that we go forward with this ASAP.

Please indicate your second/acceptance and I'll prepare another memo.

Let's do it!

Cliff M. Blondes, Esq.

301-340-9331 Tel  
877-839-1393 Fax

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**From:** flintledge\_board@googlegroups.com [mailto:flintledge\_board@googlegroups.com] **On Behalf Of** Cliff M. Blondes  
**Sent:** Wednesday, November 29, 2006 6:13 AM  
**To:** 'William Messett'  
**Cc:** flintledge\_board@googlegroups.com  
**Subject:** flintledge\_board:628] RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact & tree trimming

thx

Cliff M. Blondes, Esq.

301-340-9331 Tel  
877-839-1393 Fax

12/1/2006

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**From:** William Messett [mailto:wmessett@msn.com]  
**Sent:** Tuesday, November 28, 2006 5:59 PM  
**To:** CliffBlondes@uReach.com  
**Subject:** RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact & tree trimming

We will be out on Thursday to finish up on the leaves, the Bradford Pears should be pretty much down by then.

Bill

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**From:** "Cliff M. Blondes" <CliffBlondes@uReach.com>  
**Reply-To:** <CliffBlondes@uReach.com>  
**To:** "William Messett" <wmessett@msn.com>  
**CC:** <flintledge\_board@googlegroups.com>  
**Subject:** RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact & tree trimming  
**Date:** Tue, 28 Nov 2006 07:57:14 -0500

Bill, thanks for the update. The Board meets on 12/12 and a decision should be made no later than then.

My recollection from our conversation the other day is that you are fine with any procedures for contact we develop. I understand that you like it being the person writing the checks.

By the way, you can send e-mail to all Board members simultaneously by using the [flintledge\\_board@googlegroups.com](mailto:flintledge_board@googlegroups.com) e-mail address. So, if you see that the [flintledge\\_board@googlegroups.com](mailto:flintledge_board@googlegroups.com) is a cc then please use your Reply to All button when responding.

Did you not say that you were returning this week to finish the removal of the leaves?

Thanks  
Cliff

Cliff M. Blondes, Esq.

301-340-9331 Tel  
877-839-1393 Fax

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**From:** William Messett [mailto:wmessett@msn.com]  
**Sent:** Tuesday, November 28, 2006 6:21 AM  
**To:** CliffBlondes@uReach.com  
**Subject:** RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact

Cliff,

From the list of trees that I sent you in September: There are eleven trees on common areas that need trimming (numbers two thru eleven and number fifty-eight) the cost to trim these trees as stated would be Five Hundred Fifty (\$550.00) Dollars. We can do the work with in 30 days of approval.

Bill

From: "Cliff M. Blondes" <CliffBlondes@uReach.com>  
Reply-To: <CliffBlondes@uReach.com>  
To: "William Messett" <wmessett@msn.com>  
CC: <flintledge\_board@googlegroups.com>  
Subject: RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact  
Date: Mon, 27 Nov 2006 16:59:31 -0500

Bill, hope that you had a nice Thanksgiving.

Hey, when we spoke last week you said that you would "reply" to the attached correspondence, as well as address the question of whether the tree trimming proposal would be at a pro-rata cost should we exclude the trees on non-HOA property.

Thanks  
Cliff

Cliff M. Blondes

301-340-9331 Tel  
877-839-1393 Fax

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**From:** Cliff M. Blondes [mailto:CliffBlondes@uReach.com]  
**Sent:** Tuesday, November 14, 2006 12:42 PM  
**To:** 'William Messett'  
**Cc:** 'flintledge\_board@googlegroups.com'  
**Subject:** RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact

Bill, thanks for the reply.

We will work out the contact language and forward it to you in final form.

Hey, nobody wants to put your contract online. Brian was concerned that showing your contract price within the budget might give you some concern.

Do you have a problem if online there is something similar to following for budgeted items?

Yard Maintenance \$ 11,316.00

Add'l Yard Maintenance \$500.00

Snow Removal \$800

Thanks  
Cliff

Cliff M. Blondes, Esq.

301-340-9331 Tel  
877-839-1393 Fax

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**From:** William Messett [mailto:wmessett@msn.com]  
**Sent:** Tuesday, November 14, 2006 8:49 AM  
**To:** CliffBlondes@uReach.com  
**Subject:** RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact

Cliff,

I am fine with who ever, and how ever the board wants my contact to be done. I would prefer that my contract is not posted on the web site.

Bill

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**From:** "Cliff M. Blondes" <CliffBlondes@uReach.com>  
**Reply-To:** <CliffBlondes@uReach.com>  
**To:** "'William Messett'" <wmessett@msn.com>  
**CC:** <flintledge\_board@googlegroups.com>  
**Subject:** RE: Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact  
**Date:** Thu, 9 Nov 2006 14:47:14 -0500

Bill, I just left you a voice mail message.

Would you mind giving me a call to discuss this issue.

I also would like to learn whether you have any objection to our posting our budget online. The budget would contain your contract price. Brian is concerned that you may not want that available to the general public, i.e., competitors.

Thanks  
Cliff

Cliff M. Blondes

301-340-9331 Tel  
877-839-1393 Fax

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**From:** Cliff M. Blondes [mailto:CliffBlondes@uReach.com]  
**Sent:** Thursday, October 26, 2006 4:10 PM  
**To:** 'William Messett'  
**Cc:** 'flintledge\_board@googlegroups.com'  
**Subject:** Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - point of contact

Bill, we are re-working your point of contact language and are considering the following. Please let me know if this works for you.

Thanks.

Cliff

PROPOSED LANGUAGE:

*Your point of contact is the President of Flint Ledge Estates Community Association, Inc. ("FLECAI"), who at the present time is Clayton Nickel. The President's contact information is as follows:*

*Clayton Nickel, President  
Flint Ledge Estates Community Association, Inc.  
2433 McCormick Road  
Rockville, MD 20850  
(301) 545-0508 home  
(202) 298-4264 work  
mailto:nickelca@att.net.*

*In the event that you are unable to contact the President of FLECAI then you are authorized to contact the Treasurer of FLECAI, who at the present time is Brian Rogers. The Treasurer's contact information is as follows:*

*Brian Rogers, Treasurer  
Flint Ledge Estates Community Association, Inc.  
2314 McCormick Road  
Rockville, MD 20850  
(301) 762-4811 home  
(301) 796-1742 work  
mailto:rogersbr@comcast.net.*

*As always, you are authorized to accept written instructions from the Board of Directors of FLECAI.*

*No other individual is authorized to contact or contract with your on behalf of FLECAI.*

*Thank you for your understanding and cooperation.*

Cliff M. Blondes, Esq.

301-340-9331 Tel  
877-839-1393 Fax

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**From:** flintledge\_board@googlegroups.com [mailto:flintledge\_board@googlegroups.com] **On Behalf Of** Cliff M. Blondes  
**Sent:** Monday, October 23, 2006 10:02 AM  
**To:** 'William Messett'  
**Cc:** flintledge\_board@googlegroups.com; 'Gayle and Kenneth Brooks'  
**Subject:** flintledge\_board:258] Superior Landscaping grounds and snowplowing contract 07/06 thru 06/07 - signed copy and point of contact

Bill, it was nice chatting with you. I'll leave it out tomorrow for you to pick up (since today is not going to work

for you).

In the meantime, attached are copies of the signed Contracts. Our Treasurer, Brian Rogers, is receiving a copy of this e-mail so as to alert him to the fact that you are going to be increasing the monthly amount billed due to the inclusion of the additional Tot-Lot services related services reflected in the Contract.

I also want to let you know that at the Board of Directors meeting held on October 5, 2006, the current Board unanimously voted to make it such that only the President of Flintledge Estates Community Association, Inc. may request you to prepare estimates (RFP) and engage your services. For your information, the President is only required to get Board approval to engage you for additional services if the amount to be charged by you is greater than One Hundred Dollars (\$100.00). Please note that this is not a Bylaw change so it would be in your best interests to seek similar directives from future Boards of Directors shortly after the annual meeting that occurs around the first of May of each year.

For your information, Gayle Brooks was present at the Board of Directors meeting on October 5, 2006 and understands that she is not in a position to request from you RFP's or engage your services. Notwithstanding, the Board looks forward to Gayle's continued presentation of her excellent ideas for landscaping maintenance and ideas. Without her energy and your fantastic implementation of the services ordered, our little community would not look as good as it does.

At this time, Clayton Nickel is the President and, therefore, is your point of contact.

Clayton Nickel, President  
 Flint Ledge Estates Community Association, Inc.  
 2433 McCormick Road  
 Rockville, MD 20850  
 (301) 545-0508 home  
 (202) 298-4264 work  
<mailto:nickelca@att.net>

Please decide with Clayton the manner in which you and he will communicate.

Thanks again for a terrific job taking care of our community.

Cliff

Cliff M. Blondes, VP

301-340-9331 Tel.  
 877-839-1393 Fax

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**From:** William Messett [<mailto:wmessett@msn.com>]  
**Sent:** Monday, October 23, 2006 7:26 AM  
**To:** [CliffBlondes@uReach.com](mailto:CliffBlondes@uReach.com)  
**Subject:** contract

Cliff, I will be in the community around lunch time, would you leave my contract near the front door if you won't be around.

Thanks, Bill

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You received this message because you are subscribed to the Google Groups "flintledge\_board" group.  
 To post to this group, send email to [flintledge\\_board@googlegroups.com](mailto:flintledge_board@googlegroups.com)  
 To unsubscribe from this group, send email to [flintledge\\_board-unsubscribe@googlegroups.com](mailto:flintledge_board-unsubscribe@googlegroups.com)  
 For more options, visit this group at [http://groups.google.com/group/flintledge\\_board?hl=en](http://groups.google.com/group/flintledge_board?hl=en)

12/1/2006