

Community Update

Flint Ledge Estates Community Association, Inc.

April 2003

Tot Lot Project

\$1,000 City of Rockville Matching Grant Awarded!!!

The Neighborhood Matching Grant program awarded Flint Ledge a \$1,000 matching grant for our Tot Lot Demolition and Replacement project. We have selected Triple J Construction to remove the old equipment, replace the wood carpet, move and repaint two of the spring animals to a location outside of the triangular sidewalk perimeter and install two contour benches with pine slat and equipment from Little Tykes, including the PB-6 with a double-wide slide,

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Spring Cleaning

Repairs to Members' Property

Due to numerous complaints by many members, the Board plans over the next few weeks to inspect each member's property in order to determine what needs to be done to be in compliance with our controlling legal documents. We would encourage each member to let Jerry Greenberg know what projects they are contemplating for their own property so that a formal notice of infraction need not be issued. Please also let Jerry know of any infractions on other members' property you think need to be addressed.

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Siding Colors

The Board needs assistance in choosing approved colors for replacement siding. Your offer to help is appreciated.

Townhouse Parking Spaces

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Replacement of Mailboxes

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Landscaping

A Work in Progress

As we trust you have noticed, our landscaper has trimmed trees, replaced unsightly shrubs around the electrical boxes, replanted trees in the Tot Lot area, removed stumps and performed general upkeep that the Community desperately needed. For this we have spent approximately \$2,300.00. We still are working with the City to see about their continued maintenance of the trees lining the curbs of the City owned streets in both the town and single-family houses.

Annual Meeting May 8th

Thursday, May 8, 2003 - 7:00 pm

The annual meeting will be held in the Mayor and Council's Chambers in City Hall, 111 Maryland Avenue, Rockville, MD.

Attendance or Proxy Please plan to attend or return to one of the Board members the attached proxy.

Agenda Items Please let Jerry Greenberg know by May 1st of any special items you wish to have placed on the meeting agenda besides the usual finance, budget, nominations & elections. jngreenberg@earthlink.net.

Nominations for the Board of Directors Please let Jerry know of any nominations you have. Please consider serving a term yourself.

Entrance Area & Curb Cut

City of Rockville to Replace Railroad Ties

The City of Rockville has begun replacing the railroad ties and re-working the landscaping in the entrance area, and will, hopefully by year end, be installing a curb-cut for handicap access in the townhouse area at the top of the parking area at the end of McCormick Road.

transfer station, bubble panel with wheel on top and alphabet panel below, separate talk tube and separate stationary Dinosaur (38" x 75") shown on the attached picture. Our net cost is \$8,000. We really appreciate all of the input from members of the community and are excited to finally get this much-needed improvement completed.

In response to the Board's September 6, 2002 notice to the members seeking input regarding potential replacement of the tot lot, numerous concerns about the proposed replacement project were received, primarily on the basis of cost. Consequently, on September 25th the Board met with some of those who opposed the spending to discuss the alternatives.

After again further discussing the alternatives, the Board again decided unanimously that the best interests of the Association are served by replacing the tot lot. The Board felt that the interests of child safety and community aesthetics argued strongly against doing nothing. Most important, it could be more divisive and costly to spend Association resources investigating whether the Association could legally change the nature of the tot lot described in the sub-division plan and seek any required approvals from city officials.

The three multi-unit mailboxes in the townhouse area are in need of replacement due to rusting and being outdated. The newer units are made of composite materials and, most important offer larger rectangular boxes, outgoing mail slots and package delivery boxes. The small boxes now in use require anything but a standard #10 envelope to be folded and larger quantities of mail cannot fit and sometimes is being damaged by the carriers attempt to fold and stuff oversized pieces in the small boxes.

The Board's attempt to cause the local Postmaster to pay for the replacement was unsuccessful. Consequently, the Board sought proposals from various contractors and determined that the replacement mailboxes can be obtained for approximately \$3,000.

The Board decided unanimously to incur this expense and accomplish the replacement and is investigating whether another City of Rockville Neighborhood Matching Grant might be available for this project when the new fiscal year begins in July. Furthermore, an extra box will be available for the Association's use and we can stop paying for a PO Box.

jngreenberg@earthlink.net.

Please pay particular attention to landscaping, dead trees & shrubbery, branches extending into the common area walk-ways, deteriorating paint and wood trim, trash & recycling containers stored in front of homes, inoperative post lamps, broken ladder-rests and covered vehicles. Let's get our community in shape without the need of the Housing Code Inspector!

While not a "spring cleaning" issue, it is important, in light of the difficult winter we experienced, to remember the relatively new snow removal requirements imposed by the City of Rockville. We have been informed that the city code requires homeowners to remove accumulated snow and ice from paved areas intended for public use, including the paved right-of-way sidewalk in front of or abutting a homeowner's property. These areas must be cleared of snow within 24 hours after the end of a snowfall resulting in 3 inches or less. If the accumulation is greater than 3 inches, the time allowed for removal is 48 hours. In the event of icy precipitation, the sidewalk must be treated within 24 hours to provide a safe, non-slick surface.

In the townhouse area there are a total of 66 parking spaces offering two spaces for each of the 32 townhouses with two extras. Unfortunately, in our automobile-oriented society, many townhouse residents have more than two vehicles. Consequently, there are many times that townhouse owners with more than one vehicle cannot find a place to park except on McCormick Road along the ball field or on the perimeter of the traffic circle. It is unfortunate that our Association owns no additional property on which to place additional parking spaces. Please share your thoughts with the Board on how best to resolve this issue by sending an e-mail to Cliff Blondes at blondcb@verizon-uc.com.

Article II, Section 2 of the Declaration of Covenants, Conditions and Restrictions provides that, "Every owner of a Townhouse Lot shall be entitled to no more than two automobile parking spaces" and that the, ". . . Association shall permanently assign at least one automobile parking space for each Lot." At present, each townhouse is assigned one parking spot. The Board is leaning towards assigning a second spot to address this issue and will raise this issue for a vote of the membership at the May 8th meeting. Again, your input would be appreciated.

OFFICIAL PROXY FORM

FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC.

2445 McCormick Road
ROCKVILLE, MARYLAND 20850

I/We _____ of _____

McCormick (Road/Court), being a Member of the Flint Ledge Estates Community

Association, Inc., do hereby appoint _____

as my/our Proxy to vote for me/us and in my/our place at the annual meeting being held on May 8, 2003 and at any subsequent meeting held thereafter if adjournment of the May 8, 2003 meeting is necessary due to a lack of a quorum.

(Signature)

(Signature)

Telephone Number

Board of Directors:

President	Jerry Greenberg - 2441 McC Rd - 301-217-5965 - jngreenberg@earthlink.net
Vice President	Tracy DeJong - 2302 McC Rd - 301-762-0151 - tracy.dejong@nextiraone.com
Sec/Treasurer	Sonia Rickman - 2325 McC Rd - 301-309-8027 - gr1723@msn.com
Board Member	Gayle Brooks - 2316 McC Rd - 301-294-5965 - gkbrooks@comcast.net
Board Chairman	Cliff Blondes - 2447 McC Rd - 301-340-9331 - blondcb@verizon-uc.com

Flint Ledge Estates Community Association, Inc.
2445 McCormick Road
Rockville, MD 20850-3073



ADDRESS CORRECTION REQUESTED