



Hollybrooke Newsletter

www.hollybrookehoa.org

June 2024



Ice Cream Social

Once again, the Hollybrooke Homeowner's Association invites you to a joint ice cream social co-hosted by all 3 neighborhood homeowners associations. There will be **FREE** ice cream, while supplies last. Face painting and hopefully various lawn games for the kids. For your comfort, bring a blanket or lawn chair.

Where: Tot Lot

When: Saturday, June 22 1:30pm-4:00pm
(rain date – Sunday June 23 1:30pm-4:00pm)



**Please remember to mail in your ballot for the HOA Board of Directors election.
Your ballot must be received by June 14, 2023.**

A NOTE FROM THE BOARD

Our community wide fall leaf collection will **NOT** occur this year. It was an experiment in 2023 but was not budgeted for in 2024. This service will be considered as the budget is set for 2025.

Leaves from the townhouses and the county strip along Indianola will be picked up as always.



www.hollybrookehoa.org

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Join the Email Alert List!!

150 of your neighbors already have joined!

Hollybrooke Email List and Web Site

All HOA members are encouraged to join the email list. This list is used occasionally to provide notifications of Hollybrooke events and neighborhood watch alerts.

To sign up, send an email to:

hoa@hollybrookehoa.org

To see the latest community information go to the community website –

www.hollybrookehoa.org

Board Meetings

Board Meetings are held periodically during the year at the residence of a Board member. Meetings are open to all homeowners and you are encouraged to attend. All meetings begin at 7:00 P.M. Call a Board member or check [www.hoa@hollybrookehoa.org](mailto:hoa@hollybrookehoa.org) to confirm times, dates, and locations.

***** Meetings are currently being held virtually
Send an email to hoa@hollybrookehoa.org
to request a Zoom invite.**

Upcoming board meetings – Tuesday June 18

Future meetings will be announced via email and on the community website.

Questions? Concerns?

Come to the next Board meeting!

**Please join the community Facebook page at
Derwood Station South HOA**



**This is your neighborhood
newsletter. Please send any
ideas, articles or comments to:
hoa@hollybrookehoa.org**

A Note from Dave Minier - DSS HOA Board President

Spring has arrived! Greetings to the Hollybrooke community, in particular, I wish to extend a warm welcome to our new neighbors.

2024 continues to fly by:

- Thank you for voting in the recent board of directors election – your participation is appreciated and sorely needed
- The HOA board is considering a review of our by-laws; the effort is focused on voting procedures and the use of 21st century technologies for completion as well as language to deal with lack of resident response to elections and meetings
- Please check out the Community News page for the Board meeting minutes and AERC page for guidance on home improvements at www.hollybrookehoa.org

As I have done in the past, I'm including a few general items of interest including community reminders:

1) The Board Directors:

- a) As a reminder, we are a self-managed HOA with a Board of Directors elected by the membership. In addition to the community board our neighborhood is supported by MTM, a property/association management company.
- b) Periodically we need members to serve on the Standing Committees and it is challenging to find new Board members. I ask each of you to consider whether you might be able to serve in some capacity. Please contact me or any Board member if you have questions about how you can help.

2) The Board currently holds periodic meetings on an as needed basis. The sessions are virtual, and we invite/encourage homeowners to attend. Time is allowed at the end of each meeting for comments. To attend, request the link via email to hoa@hollybrookehoa.org

3) Landscaping & Property Maintenance:

- a) Please seek HOA advice and approval for your maintenance and landscaping plans. The Architectural & Environmental Review Committee (AERC) Guidelines and application are available on our website listed above via the left banner under AERC and Maps link.
- b) If you rent your property, I encourage you to review your current landscaping with an eye toward removing, or at least minimizing, your landscape maintenance requirements

4) Landscaping in the Common Areas:

- a) The landscaping service that maintains our Common Areas is supervised by the Board of Directors with support of MTM. If you have concerns or questions about work being done in the Common Areas, please contact me directly at 301-340-7537
- b) Homeowners should not plant in the Common Areas.
- c) Dumping of refuse and plant waste into the Common Areas is not allowed.

5) Pets:

- a) Most pet owners pick up their pet waste when walking their dogs; unfortunately, there have been exceptions. Please pick up your pet waste. Pet waste stations are in place along Indianola Drive near Monona Terrace and Bettendorf Drive.
- b) Out of respect for the laws and for the welfare of all, please observe the Montgomery County leash requirements.

Here's to a safe, wonderful season,

Dave Minier, Hollybrooke - DSS HOA president
podssouth5524@gmail.com

🎵 Notes From Neighbors 🎵

I would like to thank two neighbors who reached out to me offering to shovel snow. One actually shoveled and the other one left a signed note on my porch. They touched my heart in a special way and I am grateful to be living in Hollybrooke.

Ann Fisher

On Sunday April 21st, 2024, in celebration of Earth Day, several teenage boys of our neighborhood organized a bake sale to support the Ocean Clean-up project: www.theoceancleanup.com

The event was led by Kaeden (14), Haven (13), Stan (12), Taylor (13) and Collin (10). Many other helpful volunteers made it all possible.

For each dollar donated, the Ocean Cleanup non-profit removes one industrial-sized trash bag of plastic from the world's oceans. Together, Derwood Station cleaned 170 bags of trash from our oceans.

Thank you to our bakers, to our volunteers, to our customers, and to our amazing community. We couldn't have done it without you.

We hope you enjoyed the baked treats as much as we did baking and sharing them with you.

Warm regards,

Haven, Kaeden, Stan, Taylor, Collin



Due to the efforts of a neighbor, the county will install a 4-way stop sign at the intersection of Indianola Drive and Grinnell Drive. This will improve the safety at that intersection, especially for the school bus stop.

A neighbor sends her congratulations to all the new college graduates and all of the new graduates from College Gardens Elementary, Julius West Middle School and Richard Montgomery High School. Good luck in your future endeavors.

Board Contact Information

<p>Dave Minier - '25 President 15524 Indianola Dr. 240-912-6877</p>
<p>George Wolohojian '25 Treasurer 15448 Indianola Dr. H 301-738-7148</p>
<p>Eli Nadel, '24 Secretary Communications and Newsletter 15512 Grinnell Terrace H 240-314-0528</p>
<p>Sharon Rifkin '24 6 Grinnell Ct H 301-512-5105</p>
<p>Jim Griffin '25 15525 Villisca Terrace 301-424-0306</p>
<p>Sabrina Delgado Arias '25 7218 Bettendorf Ct</p>
<p>Jody Eccleston '25 7205 Wapello Dr H 301-762-8908</p>
<p>Jonathan Tubman '24 7128 Grinnell Dr. 954-804-8230</p>
<p>Denise Usher '24 7119 Grinnell Dr. 240-481-8520</p>

Important County Phone Numbers

Emergencies (Fire/Rescue, Police)	911
Fire Non-Emergency	240-777-2400
Police Non-Emergency	301-279-8000
American Red Cross	301-588-2515
Center for Disease Control – Emergency Preparedness	888-246-2675
Comcast Customer Service	800-COMCAST
County 24-hour Crisis Center	240-777-4000
County Abandoned Vehicle Section	301-840-2454
County Bioterrorism Hotline	240-777-4200
County Community Services Division	240-840-2690
County Solid Waste	240-777-6410
County Department of Public Works and Transportation Call about:	240-777-ROAD (7623)
<ul style="list-style-type: none"> ▪ Potholes ▪ Maintenance of Trees in the County Right-of-Way ▪ Storm Drainage Operation & Maintenance ▪ Snow Removal/Ice Treatment 	
County Executive Offices	240-777-2500
County Hazmat Hotline (24-hour number)	240-777-2341
County Housing and Community Affairs	240-777-3680
County Information and Referral Office	240-777-1000
County Office of Emergency Management (8:30 - 4:30 PM)	240-777-2300
Maryland State Police	301-424-2101
METRO Customer information [www.wmata.com]	202-637-7000
National Capital Poison Center	202-625-3333
National Poison Center	800-222-1222
PEPCO to Report Downed Wires	202-872-3432
PEPCO to Report Outages	877-737-2662
Street Light Repairs or Malfunction	311
Verizon (Telephone repair)	800-483-4000
Washington Gas	1-800-752-7520
WSSC (Maintenance)	1-800-828-6439 (x4002)

To send an email to a board member, please send it to hoa@hollybrookehoa.org

Please remember that the HOA Board and the AERC are not the neighborhood police force. If you have an issue with a neighbor, please talk to your neighbor about it. Thank you.



From the AERC Committee

The Architectural and Environmental Review Committee (AERC) is tasked with the responsibility of reviewing (as our name implies) applications from homeowners who wish to make material changes in construction such as fences and house finishes. It is the Committee's job to facilitate the homeowners' plans, while being mindful of maintaining the standards set out in the Homeowner's Covenants which help give our community a unified and appealing appearance.

Notes on Submitting an AERC Application

Please review the AERC Guidelines on the Hollybrooke web site (www.hollybrookehoa.org) before submitting an application. It is very important that all aspects of the project are outlined. This includes design drawings, color samples, location, and relevant brochures. The application **MUST** be typed or printed.

Please submit your application **WELL** before you want to begin the project. There are currently six members of the committee and it requires some time for all of them to review your application. It is not necessary to call MTM or AERC members to check on your application. Applications are normally turned around in 1 week.

If you have any questions about any of the guidelines, or the application process, contact any member of the AERC listed below

AERC Members

Sally Hausman (chair)	15512 Grinnell Terrace	240-314-0528	sally.hausman@verizon.net
Paula Bawer	7210 Bettendorf Court	301-758-5076	bawercook1@verizon.net
Martin Benavides	7304 Gold Ring Terrace	301-424-0306	martin_benavides@hotmail.com
Jim Daniel	15617 Gold Ring Way	301-557-0425	jywilon@yahoo.com
Gary Strand	7204 Grinnell Dr.	301-340-7731	grstrand@sgh.com
Dan Sushinsky	7309 Grinnell Dr.		dsushi@gmail.com

The Architectural and Environmental Review Committee (AERC) is looking for members. If you are interested in serving or finding out more about the committee's responsibilities, please contact the Chairperson at hoa@hollybrookhoa.org

Applications received between October 2023

7124 Grinnell Drive	New siding	Approved
7225 Wapello Way	Flagstone walkway	Approved
15520 Grinnell Terrace	Deck slides	Approved
15533 Grinnell Terrace	New windows and doors	Approved
7316 Gold Ring Terrace	Patio extension and installation	Approved
7341 Gold Ring Terrace	New roof	Approved
15528 Grinnell Terrace	New deck	Approved
7305 Grinnell Drive	New front door	Approved
15629 Gold Ring Way	Replacement fence	Approved
15501 Indianola Dr.	New roof	Approved
15516 Grinnell Terrace	New windows and doors	Approved
7201 Bettendorf Ct.	New roof	Approved
7421 Monona Terrace	New roof	Approved
7116 Grinnell Dr.	New deck	Approved
15401 Indianola	Solar panels	Approved
15512 Grinnell Terrace	New Roof	Approved

Just a reminder - If you pay your HOA fees via autopay, please make sure you are paying the new fee amount.

Gude Landfill Update

Here is the latest update for the Gude Landfill project from Jamie Foster, Senior Engineer at the Montgomery County Department of Environmental Protection. Phases I and II are closest to Derwood Station:

The most critical portions (Phases I, II, and III) along the NW property boundary near Derwood Station have been completed and are in the process of permanent stabilization. The attached drone photo (dated 4/24/2024) shows the completed/stabilized portions of the site as well as the open construction portions.

The construction portion of the project is still on schedule to be completed within the next two years. After construction is done, then the passive reuse installation will begin.



BLACK BEARS

Currently in Montgomery County, black bear sightings are a rare occurrence and most occur during the months of June and July when young, solitary bears (most often young males) are striking out on their own and travelling considerable distances in search of a suitable home range to call their own. The vast majority of these young bears are transient, and they find their way to more desirable, bear habitats in western Maryland, Pennsylvania, West Virginia and Virginia.

These sightings are exciting to most people but can be alarming to many citizens who are not expecting to see bears travelling through!

The future of black bears in Montgomery County is a debatable topic. It is the opinion of some Maryland wildlife professionals that Montgomery County will be the next county to be home to a permanent, breeding population of black bears. As more, young, solitary bears visit Montgomery County in search of suitable habitat; it is likely that some will begin to find select areas favorable, resulting in the animals staying in the county indefinitely. As more females find the county suitable and remain here, a breeding population will likely be established.

Natural History

The American Black Bear (*Ursus americanus*) is the largest land mammal native to the State of Maryland. Once nearly extirpated from the State, due to forest habitat degradation and indiscriminate killing, black bears have made a strong comeback largely due to conservation efforts and forested habitat improvements. Today, breeding populations of black bears in Maryland reside in the four western counties: Garrett, Allegany, Washington, and Frederick). However, as black bear populations thrive and expand sightings of these beautiful animals are becoming more and more widespread throughout central and southern Maryland, including Montgomery County.

Black bears are usually black in color but can be found in a variety of color phases including brown, cinnamon and even blonde. Adult bears typically weigh between 125 and 400 pounds but can weigh in at over 600 pounds! They stand at about 3 ft. high to the shoulder and are approximately 75 inches long from nose to tail while standing on all fours. They have relatively long, rounded ears and small, dark eyes, and are able to climb trees proficiently with the use of their claws. Black bears have a keen sense of smell, but their eyesight is somewhat average (about the same as humans). As a result, bears are sometimes observed standing upright on their hind feet to gain a further olfactory advantage and to improve their eyesight capability.

Diet

Black bears are omnivores which means they eat a wide variety of foods including plants, roots, nuts, berries, other fruits, insects, reptiles, amphibians, mammals, fish, trash, birdseed and carrion. Bears tend to be opportunistic feeders and will follow their nose to any easily accessible food

source. This tendency, combined with proximity to agricultural or suburban areas and humans, can lead to nuisance behavior as bears rummage through trash cans and compost piles, knock over bird feeders, destroy bee hives and pillage crops.

Breeding

Black bears typically breed beginning in late May through June and into July. One female (sow) will give birth to a litter of 1 – 5 cubs (most commonly, 2) during the winter months while most her time is spent in a winter den. Sows will typically produce one litter every other year.

Family Life

Black bears, especially males (boars) are largely solitary animals. However, bear cubs will stay in a family group with their mother for approximately 18 months, after which, they will strike out on their own to find their own territory.

Tracks

Black bear tracks show 5 toes in both front and rear tracks, and often show claw marks. Front tracks are most commonly 3.5 – 6 inches in length and 3.5 – 5 inches in width, and rear tracks 5.5 – 8 inches in length and 3.5 – 5 inches in width. Walking stride is approximately 12 – 20 inches from rear track to rear track.

Scat

Black bear scat is varied in appearance due to their omnivorous feeding behavior. In general, scat is tubular in shape and found in piles. Since bears eat a variety of plant materials, often their scat will contain seeds, fragments of nuts and small chunks of fruit, etc.

Keep Black Bears Wild and Fearful of Humans

As black bear sightings become more common, bear interactions with humans and conflicts with human interests will likely result. Education about bears and knowledge of ways that citizens can avoid conflicts are essential to minimizing negative impacts. Above all, we must do our part to keep black bears wild and fearful of humans. The best approach to avoiding negative interactions with black bears is to do your part to not attract bears in the first place!

Issues and Solutions

Preparing for and Avoiding Negative Interactions with Black Bears

Black bears that become too comfortable around humans can quickly become pests as they exploit potential food sources like pet food bowls left outside, bird feeders, compost piles, trash cans,

beehives, vegetable gardens, fruit trees and agricultural crops. If bears become comfortable around humans and habituated to easily accessible, desirable food sources, they can become a very real threat to public safety. To safely and responsibly live with our new neighbors we are going to have to adapt to their presence and adjust our habits accordingly.

Black bears are curious animals and will sometimes follow their noses into trouble. Here are some tips to prepare for and/or avoid negative interactions with black bears:

- **NEVER FEED BEARS OR OTHER WILDLIFE** (intentionally or unintentionally). Feeding black bears can seem fascinating and fun, but it is a recipe for disaster. Feeding bears is illegal in the State of
- Don't leave bowls of pet food or water outside. If possible, keep all pet food indoors at all
- Keep garbage in sturdy, clean containers with tight fitting lids. (Bear proof cans are recommended in areas where bear interactions become common.) Secure all trash cans and clean them regularly to minimize strong food odors as much as
- Keep compost that contains food materials in enclosed bins away from your residence
- Keep bird feeders out of reach. Do not over fill bird feeders, and stop filling them prior to the month of April (It has been said that "In April, a bird feeder becomes a bear feeder")
- Keep barbeque grills clean and secure
- Always walk your dogs on a leash
- Do not tolerate bears becoming comfortable around your yard – encourage them to leave by making loud noises,

What should I do if I see a black bear on my property or elsewhere?

First, **REMAIN CALM**. If you are in a safe location, take a moment and watch them, but be sure to back away slowly and leave the area while remaining unnoticed, if possible. Generally, black bears are fearful of humans and will run as soon as they see or smell them. Consider yourself lucky to have the opportunity to observe such a beautiful wild animal first-hand.

If you are outdoors when you see a bear on your property, back away slowly and go inside, making sure that there is an escape route for the bear. If the bear refuses to leave and/or becomes a nuisance, speak to it calmly, yet boldly, and back away while not making direct eye contact. If a bear climbs a tree, leave the area and be sure no people or pets are nearby. Once a bear feels safe, it will usually climb down and leave the area. In the unusual event that you encounter a bear that seems unafraid, bold, or woofs and snaps its jaws or slaps the ground, remain upright and back away slowly while not making direct eye contact. **Do not run!** If you have food, do not throw it to the bear or leave it for the bear in the hope that it will then leave you alone, that will just teach it to associate people with food and that is not desirable. If the bear follows, make lots of noise while making yourself appear as large as possible.

Do not lie down. Always remember to remain calm. Be sure to give the bear plenty of space for escape. Back away slowly and leave the area.

Report Black Bear sightings in Montgomery County to:

- MD Department of Natural Resources, Wildlife & Heritage Service (M-F 8 AM – 4:30 PM): (301) 258-7308
 - Natural Resources Police: (410) 260-8888 for after hours and to report emergencies involving wildlife around your home or elsewhere in the county.
- Montgomery Parks Wildlife Ecology & Management Unit: call 301-962-1341 or email [Wildlife Staff](#)

Maryland Wildlife Information Line

Call (877) 463-6497, toll free, to report problems with wildlife around your home.

Maryland Department of Natural Resources

Wildlife & Heritage (M-F 8 AM – 4:30 PM): (301) 258-7308

Natural Resources Police: (410) 260-8888 for after hours and to report emergencies involving wildlife around your home or elsewhere in the county.

Montgomery County Animal Services

240-773-5900 to report emergencies involving wildlife in the county

Montgomery Parks Wildlife Ecology & Management Unit

Email [Wildlife Staff](#) or Call 301-962-1341 to learn more about wildlife or report unusual wildlife behavior on Montgomery Parks' property

M-NCPPC Park Police

301-949-3010 for emergencies or report unusual wildlife behavior on Montgomery Parks' property

Additional Links

[MD Department of Natural Resources – Living with Black Bears](http://www.dnr.maryland.gov/wildlife/pages/hunt_trap/bblivingwith.aspx) –
www.dnr.maryland.gov/wildlife/pages/hunt_trap/bblivingwith.aspx

[BearWise](http://www.bearwise.org) – www.bearwise.org

Article from Montgomery Parks, Montgomery County, MD