

Hollybrooke Newsletter

www.hollybrookehoa.org

October 2024



The Annual Halloween Parade will be held at 5:30 pm on Halloween (Thursday, 10/31) at Moravia Court.

Feel free to set up your own table with games, candy, or toys on the parade route. Or just come out to see your neighbors and enjoy the costumes!

The parade will be held rain or shine. We look forward to seeing you all there!

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 handled as they have always have been handled.



www.hollybrookehoa.org

In This Issue

- Halloween Parade
- President's Note
- Notes From Neighbors
- Neighborhood Helpers
- Board Contact Info
- Important Phone Numbers
- From the AERC Committee
- Gude Landfill Update
- Seed Fundraiser

Join the Email Alert List!!

175 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

October 2024

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 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 October 22 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

facebook

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

Crisp fall like weather 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:

- The Derwood Station HOA's combined Ice Cream Social was a sweet event. Gathers enjoyed treats, face painting and games. Many thanks to DS2 for tot lot area use and leading the project with expense support from DS1 and our HOA.
- What has become a successful annual event is upon us: Our Halloween "Children's Costume Party and Parade!"
- Budget season is upon us: A reminder the community wide fall leaf collection will not occur this year This service will be considered as we set a budget for 2025
- The HOA board is considering a review of our by-laws; the effort is focused on voting procedures. For instance, use of online voting via our webpage. As well as updating the language related to voting quorum and majority calculation to deal with lack of resident response to elections and meetings more to come via referendum. I encourage everyone to get engaged in the process.
- Please check out the Community News page for the Board meeting minutes and AERC page for guidance on home improvements at <u>www.hollybrookehoa.org.</u>

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

- 1) <u>The Board Directors:</u>
 - 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) <u>Pets:</u>
 - 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



I will be organizing Christmas Caroling in the neighborhood again this year on Saturday, December 18th (one week before Christmas). If anyone is interested in joining in on the phone or having us carol in front of their house, I would appreciate them emailing me as we're going to be creating a map of the houses that would like us to stop by. My email is joanromaine@mac.com. Thank you!

Best wishes, Joan Romaine Machado

Thanks to the efforts of Bill Gustavson, who reached out to WSSC, we received the following information:

WSSC is fully aware of the numerous pipeline failures in the area - older Class 50/51 Ductile Iron Pipe that is not cathodically protected nor sleeved and has been failing (unusual as CIP has a normal service life of 100 plus years) due to corrosion. The corrosion may be due to not only the soil conditions but to the cathodic protection that is afforded the gas pipeline, which can also induce stray currents in the area. WSSC will be sending out service trucks in the near future to perform soil conductivity surveys for the planning stages of a long term Capital Improvement Plan to ultimately replace the pipelines. WSSC will keep the HOA's in the area informed as to the overall replacement plans.

People around the neighborhood sent me similar notes about this issue - Neighbors should bring their barking dogs into their house so they don't disturb the neighborhood. Please remember that not everyone loves your dogs as much as you do and do not enjoy hearing the barking. Dog owners should take responsibility and not expect others to tolerate the noise that their dogs make.

Board Contact Information

Dave Minier - '25 President 15524 Indianola Dr. 301-340-7537

George Wolohojian '25 Treasurer 15448 Indianola Dr. H 301-738-7148

Eli Nadel, '26 Secretary Communications and Newsletter 15512 Grinnell Terrace H 240-314-0528

> **Sharon Rifkin '26** 6 Grinnell Ct H 301-512-5105

Jim Griffin '25 15525 Villisca Terrace 301-424-0306

Sabrina Delgado Arias '25 7218 Bettendorf Ct

> Jody Eccleston '25 7205 Wapello Dr H 301-762-8908

Jonathan Tubman '26 7128 Grinnell Dr. 954-804-8230

Jasmine Pearson '26 15533 Grinnell Terr. 301-340-7537

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.



Important County Phone Numbers

important county r none	
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 –	888-246-2675
Emergency Preparedness	
Comcast Customer Service	800-COMCAST
County 24-hour Crisis Center	240-777-4000
County Abandoned Vehicle	301-840-2454
Section	
County Bioterrorism Hotline	240-777-4200
County Community Services	240-840-2690
Division	
County Solid Waste	240-777-6410
County Department of Public	240-777-ROAD
Works and Transportation	(7623)
Call about:	· · ·
 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	240-777-3680
County Information and Referral	240-777-1000
Office	240777 1000
County Office of Emergency	240-777-2300
Management (8:30 - 4:30 PM)	210111 2000
Maryland State Police	301-424-2101
METRO Customer information	202-637-7000
[www.wmata.com]	202 001 1000
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
Washington Gas WSSC (Maintenance)	1-800-828-6439
	(x4002)

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.<u>hollybrookehoa.org</u>) 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 Mem	bers

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

Applications received between June 2024 and October 2024

7124 Grinnell Drive	New siding	Approved
15460 Indianola Drive	Change in shutter color	Approved
7221 Bettendorf Ct.	New fence	Approved
7341 Gold Ring Terrace	New windows	Approved
7128 Grinnell Drive	New windows	Approved
15512 Grinnell Terrace	New windows	Approved

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 <u>hoa@hollybrookhoa.org</u> Just a reminder - If you pay your HOA fees via autopay, please make sure you are paying the correct 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.

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



We'd like to welcome Susan Graceson to the Hollybrooke Community. Susan is the Pastor of Rockville Presbyterian Church in Rockville. Her church, with the help of our neighbors, Joan Romaine & Kumar Machado, are doing a seed fundraiser. These funds are used to support projects in the Rockville community. If you are interested in ordering seeds, you can email your order to Joan at joanromaine@mac.com . You can also cut out the order form and drop it off at Joan's house. Whether you order by email or by order form, payment must be made at the time of order. You can drop off a check payable to Rockville Presbyterian Church at Joan's house at 15609 Gold Ring Way or let Joan know when to come by and she'll come and get it. The orders will hopefully be delivered before Christmas and they will delivered to your house. Orders must be placed by November 3.



Please choose from these Best Selling, Easy-to-Grow Varieties

anic See



Mardi Gras Bean Blend

Pre-mixed purple, yellow and green snap beans selected for their flavor and even rates of maturity. (55 days; ~145 seeds) \$3.90



Rattlesnake Pole Bean

Exceptional heirloom flavor fresh, shelled or dry. Beans are dark green with unusual purple streaks. (65 days; ~145 seeds) \$3.90



Early Wonder Tall Top Beet

Quick-growing tops are perfect for early greens; roots size up quickly for baby or full size beets. (60 days; ~125 seeds) \$3.90





for all seasons. Great flavor and color as an early spring or baby, full size, or storage carrot. (60 days; -250 seeds) \$3.90



Tender heads with notably superior flavor and texture. blanched hearts and red-tinged outer leaves. (55 days; ~750 seeds) \$3.90

Cherry Belle Radish

Classic, smooth, red

bunching radish with

crispy white flesh. Fast

growing. (25 days; ~170



Starburst Carrot Blend

This rainbow of sweet and crunchy roots includes shades of white, vellow, orange and purple. (70 days; ~250 seeds) \$3.90

Gourmet Lettuce

This signature blend

features unique shapes

and colors that chefs and

gourmands will love. (28

days; -775 seeds) \$3.90

Blend





Sweet Gem™

Sugar Snap Pea

Plants yield abundant

pods with great flavor,

crisp texture, and juicy

flesh. (63 days; -130

seeds) \$3.90

Dark Green

Vigorous variety produces

straight, smooth, mottled

green fruits. (50 days;

~30 seeds) \$3.90

abundant yields of

Zucchini

Mini-Me

Delicious, snack-sized, mini cucumbers have verv smooth skin and juicy, refreshing flesh. (50 days; -10 seeds) \$3.90



National Pickling Cucumber

Short, thick cukes with blunt ends are perfect for pickles and delicious in salads. A heavy producer. (52 days; ~65 seeds) \$3.90

Howden Pumpkin

The original Jack O' Lantern with rich orange color, deep ridges and sturdy handles. (115 days; ~25 seeds) \$3.90

Waltham **Butternut Squash**

Butternut with delicious, finely textured, dark orange flesh. Uniform fruit; excellent keeper. (105 days; ~40 seeds) \$3.90



Dark green, glossy leaves with a characteristic spoon shape, exceptionally tender texture and

distinctive, sweet flavor. (68 days; ~560 seeds) \$3.90





seeds) \$3.90

A marbled, mini-Roma shape with constellations of yellow stripes on a red flesh background. (73 days; ~10 seeds) \$3.90



Lion's Mouth Snapdragon

Gorgeous blend of bold and pastel colors that bloom continuously through the summer. (110 days: ~1,560 seeds) \$3.90



Butterflay Spinach Productive variety

sporting very large. glossy dark green leaves with rich flavor. (40 days; ~640 seeds) \$3.90



Rose de Berne Tomato

Beautiful rose-pink Swiss heirloom with big flavor. An even balance of acidity and sweetness. (75 days; ~30 seeds) \$3.90

Sugarbaby Watermelon

Excellent short-season variety with reliable vields of sweet, juicy melons. (75 davs: ~40 seeds) \$3.90





















Sensation **Cosmos Blend** Sensational blend of

showy white, pink, magenta and lavender blooms. (85 days; ~160 seeds) \$3.90



Evening Colors Sunflower Blend

An amazing variety of gold and pale yellow flowers with dusty-rose to pink rings. (72 days; ~70 seeds) \$3.90



Hella Sonnenblume Sunflower

A stunning dwarf sunflower for bouquets reaching only 3.5' in height. (75-80 days; ~125 seeds) \$3.90



County Fair Zinnia Blend

Warm-toned mix of pink, orange, purple, red and gold flowers that bloom until frost. (75-90 days; ~85 seeds) \$3.90

Please choose from these Carefully Curated Gift Box Collections



Summer of Sunflowers

A stunning selection of sunflowers, featuring diverse bloom times, heights, and a kaleidoscope of orange, red, and gold.

\$10.92



Includes three packets

Easy Salad Greens A selection of easy-to-

grow salad greensperfect for containers and small garden spaces. Includes three packets \$10.92



Kitchen Herbs

A selection of fragrant culinary herbs that will delight gardeners and home cooks.

Includes five packets \$18.15

PLEASE NOTE

When an item is out of stock or on backorder we will substitute it with a similar variety so that your order ships complete.

Orders must be placed with your organization and not with High **Mowing Organic** Seeds directly.



For growing information,

please visit our website!

highmowingseeds.com

Kid's Garden Super fun, easy-to-grow varieties that will enchant children and growers of all ages.

Includes five packets \$18.15



ICH MOWING

A Bee's Garden Attract beneficial insects

and boost garden health with these pollinatorfriendly flowering plants. Includes five packets \$18.15



Bouquet Garden

With the perfect floral arrangements in mind, this collection features a beautiful assortment of cut flower favorites.

Includes five packets \$18.15

Heirloom Vegetable Lovers

This collection features vegetable varieties that have been passed down by seed savers.

Includes seven packets \$25.48





Container Garden

These varieties do well in containers and will provide color and flavor to a sunny porch or patio!

Includes six packets \$25.48



																Name		Thank you f these certified are helping stu and build heal home-grown o		hig (86	Wo	r () High	P. con
																Phone		Thank you for your supp these certified organic and No are helping students and organic and build healthy communities home-grown organic produce.		(866) 735-4454, option 4	Volcott, Vermont 05680	High Mowing Organic Seeds	10000
Total Items Sold																Email		Thank you for your support! By purchasing these certified organic and Non-GMO seeds, you are helping students and organizations raise money and build healthy communities through delicious, home-grown organic produce.		bn 4	680	Seeds	
Ld		_				-		_	-	_	-	+	-	-		Mard	li Gi	ras Bean Blend \$3.90	Re	Ma	Org	Se	
	1															Rattle	esn	ake Pole Bean \$3.90	Return form and payment by	Make checks payable to	Organizer's Phone/Email	Seller's Name	
																Early	We	onder Tall Top Beet \$3.90	n fo	che	lize	s Z	
																Napo	oli C	Carrot \$3.90	rm	eck	S.	larr	
																Starb	ours	t Carrot Blend \$3.90	an	g	oho	le -	
																Mini-	Me	Cucumber \$3.90	d p	aya	one		
																Natic	onal	Pickling Cucumber \$3.90	ayr	ble	Ē		
											_	_				Pirat	But	tterhead Lettuce \$3.90	ner	ð	nai		
								_	_				-	-		Constant of the		t Lettuce Blend \$3.90	t b	1	ī		
									_			_				-		em™ Sugar Snap Pea \$3.90	< -				
	-						-	_		_	_	-	-	-			-	Pumpkin \$3.90					
	_	_					_		_		_	_	-	-		al courses		Belle Radish \$3.90			-		
	-	-	2 8			_			-	-	2	-	-	2		active and a		ay Spinach \$3.90					
						_	_	_	-	-	-		-				-	een Zucchini \$3.90 n Butternut Squash \$3.90				0	
		-			_	_		_	-			+-	+	1			1000	n Butternut Squash \$3.90 ova Cherry Tomato \$3.90				rga	
						_			-	-		+-	+	8				Berne Tomato \$3.90	-			iniz	
	-	-			1		-	-		-	1	+	+	-				iby Watermelon \$3.90				ers	1000
		-	1.2-0					_	-					20 - 23		-		se Basil \$3.90			1	Organizer's Name	
		-							+				-	<u>i</u>		CONTRACTOR OF	<u></u>	outh Snapdragon \$3.90				Ime	
	-			- 3					+				1	1	\uparrow	-		on Cosmos Blend \$3.90					
														1		Even	ing	Colors Sunflower Blend \$3.90					
														8 8		Hella	So	nnenblume Sunflower \$3:90					
																Coun	ity I	Fair Zinnia Blend \$3.90					
																Sum	me	r of Sunflowers \$10.92					
																Easy	Sal	ad Greens \$10.92					
																Kitch	en	Herbs \$18.15					
																Kid's	Ga	rden \$18.15					-
																	-	Garden \$18.15			I		
			1						4									t Garden \$18.15					
									-	_						1/1-1-1-1	-	Starter \$25.48		of	w sub	2	
												_					19-19-19-19-19-19-19-19-19-19-19-19-19-1	er Garden \$25.48		ns tr sto paci	/e w stitu	EAS	
		-	_							_	-			2	$\left \right $		oor	n Vegetable Lovers \$25.48		ns that are (stock or c backorder	/ill s utio	ří Z	
																Arnt Due				of stock or on backorder	We will send substitutions for	PLEASE NOTE	