Hollybrooke Newsletter

www.hollybrookehoa.org **October 2026**

This will be the last printed version of the newsletter.

As a cost saving measure, future newsletters will only be distributed via email. The newsletter can also be viewed on the community website without the Neighborhood Helper's list

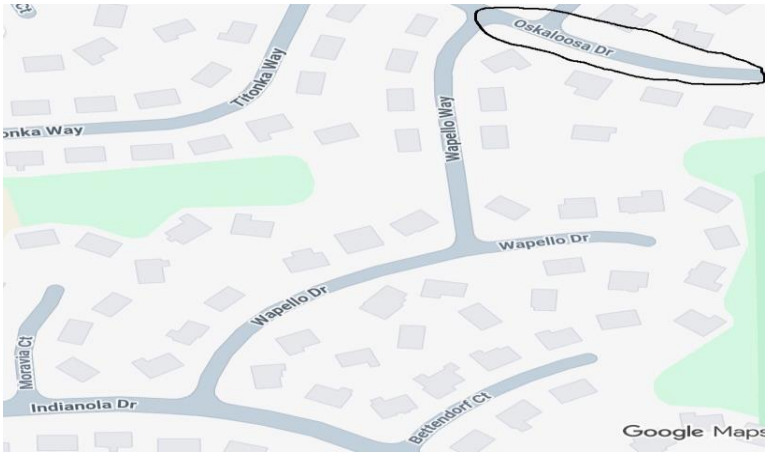
Does the HOA email list and MTM have your email address? If not, please send an email to hoa@hollybrookehoa.org, so that your email address can be added.

A huge thank you to Jan and Charlie Osborne for their years of bagging and getting the newsletters to the neighborhood distributors.

Thank you to Bekki Minier, Sally Ligon, Mary Hebers, Clarissa Darr, George Wolohojian, Mike Barlous, Amy Wollins, Joanie Tendrich, Shirley Holland, Tom Seiler and Jane Markley for distributing the newsletter to all of the houses in the neighborhood.



The Annual Halloween Parade will be held from 5:00pm to 6:30pm on Halloween (Saturday, 10/31) at the end of Oskaloosa Dr at Wapello Way.
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!



hollybrooke

www.hollybrookehoa.org **October 2026**

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Join the Email Alert List!!

200 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 or on Zoom. 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.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 November 10 – HOA Annual Meeting

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

The 2027 General Budget Meeting will be held on Tuesday, Nov. 10 at 7:00pm via Zoom.
Homeowners interested in attending should email hoa@hollybrookehoa.org to request a meeting invitation.

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.
2026 continues to fly by:
• The Derwood Station HOA's combined Ice Cream Social was a sweet event. Folks 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.
• Budget season is upon us: You will have received notice of the proposed budget from MTM in October. The annual meeting to discuss and vote on the proposal is scheduled for November 10, 2026 via zoom. A meeting notice will follow.
• Please check out the Community News page for the Board meeting minutes and AERC page for guidance on home improvements at www.hollybrookehoa.org
• Please add your email to the community list-service; benefits include: receiving this newsletter going forward, as we will no longer distribute a hard copy, periodic notices, holiday trash pick changes and other communications from your board of directors or MTM our management company. If you aren't already on the list-serve, please send your email address to hoa@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 applications 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

Pedestrians walking where a sidewalk is not available should walk facing traffic.

Please be mindful to pick up loose trash, typically the day of trash day and after--- let's keep our neighborhood looking great.

The trees on the strip of land between the sidewalk and street, along Indianola Dr. & Monona Dr. belong to the county. You can report branches that have fallen from those trees to the county via 311. This can be done by calling or online.

This is from a neighbor - There is a credit against our property tax bills for people who are over 65 and have lived in their homes for 40 years or more. I qualify on both counts, so I applied last October and just saw my new bill. The credit was $1,463 which is amazing. Unfortunately, between the tax increase, and them taking away the $692 homeowners' credit, my bill only went down by about $300. BUT it went down, not up, which of course is unusual. Just thought there might be others in the neighborhood who could benefit but not be aware of it.
For information go to - **www.montgomerycountymd.gov/department-finance/taxes/tax-credits/individuals-65-above-retired-military-services-members-tax-credit**

Board Contact Information

Dave Minier - '27 President 15524 Indianola Dr. 301-340-7537
George Wolohojian '27 Treasurer 15448 Indianola Dr. H 301-738-7148
Eli Nadel, '28 Secretary Communications and Newsletter 15512 Grinnell Terrace H 240-314-0528
Sharon Rifkin '28 6 Grinnell Ct H 301-512-5105
Sabrina Delgado Arias '27 7218 Bettendorf Ct
Jody Eccleston '27 7205 Wapello Dr H 301-762-8908
Jonathan Tubman '28 7128 Grinnell Dr. 954-804-8230
Dominic Dotterrer '27 5 Grinnell Ct, Derwood MD 760 686 7315

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

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: ▪ Potholes ▪ Maintenance of Trees in the County Right-of-Way ▪ Storm Drainage Operation & Maintenance ▪ Snow Removal/Ice Treatment	240-777-ROAD (7623)
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)

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 seven 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

Martin Benavides	7304 Gold Ring Terrace	301-424-0306	martin_benavides@hotmail.com
Paula Bawer	7210 Bettendorf Court	301-758-5076	bawercook1@verizon.net
Jim Daniel	15617 Gold Ring Way	301-557-0425	jywilon@yahoo.com
Bill Gustavson	7205 Wapello Dr.		wgustav855@aol.com
Carrie Jany	7228 Grinnell Dr.		carolinehopper@gmail.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

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

Gude Landfill Update

Thanks to the efforts of the GLCC and the Montgomery County DEP, the landfill was capped to current standards and repurposed as a park and a great community resource. There is a 3.25 mile trail network to walk or bike. No motorized vehicles will be allowed on the trails. There are two dog parks. One for small dogs and one for large dogs. There's a children's play area and a disk golf course.

Below is from Jamie Foster – Montgomery County DEP

The park will not be open to the public until the site's landfill gas equipment is secured and protective measures are installed. Hopefully, it will open in the spring. However, we've made progress with creating an educational area at the administrative building for children and park visitors. Hopefully, we'll have more detailed information within the next few weeks.

Updates will be shared via the community email.



ARE YOU READY FOR WINTER?

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done and tackle the time-sensitive tasks first.

Indoor Winterizing

Examine doors and replace weather-stripping as needed.

Examine window caulking and reseal where needed.

Examine and repair vents where needed.

Clean chimneys and flues.

Remove items near heat vents.

Place nonskid runners or door mats outside to help keep water, sand and salt out of the house.

Get your heating system checked for proper operation.

Outdoor Winterizing

Cut back tree branches and shrubs that block light.

Examine outdoor handrails and tighten if needed.

Turn off electrical breakers for outdoor equipment.

Drain hoses and **close hose bibs**.

Clean out gutters and downspouts.

Spray outdoor locks and hinges with lubricant.

Stake driveway and walkway edges that may be difficult to find under deep snow. (Let's hope this really isn't necessary!)

Assemble, stockpile or refresh winter supplies:

Batteries

Ice melt and deicer

Sand

Snow shovels

Generator and/or snow blower fuel

Antifreeze

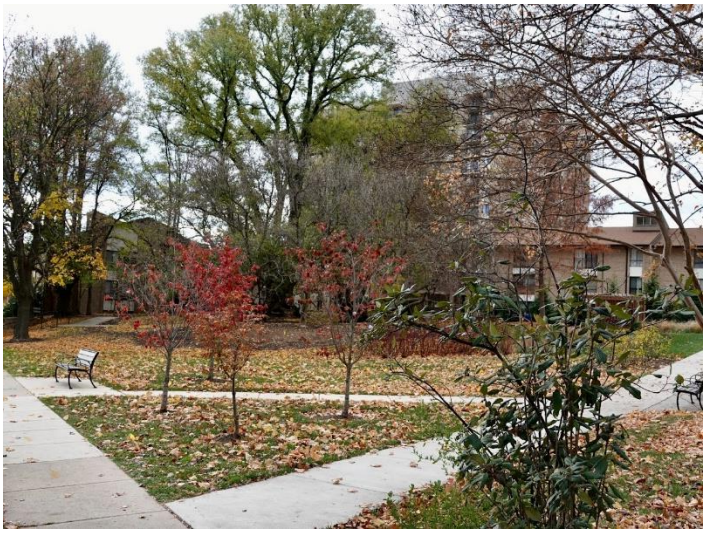
Did you know…

Montgomery County High School, built in September 1905, was the county's first public school for upper level education. Students attended from all over the county, many traveling on the B&O Railroad from Boyds, Dickerson, Barnesville, Kensington, and other towns. When Lincoln High School opened as part of the segregated Black school system in 1935, the School Board officially renamed this school (for White students only) "Richard Montgomery High School."





Montgomery County High School: left image taken in 1906, shortly after construction. Right image taken c. 1911-- the Red Brick Courthouse can be seen in the distance.





The building stood on ground now occupied by the Americana Centre condominiums.
(From Reed Brothers Dodge History)

Lincoln High School

An abandoned wood-frame building moved to Lincoln Park in Rockville from Takoma Park and covered with brick to match white high schools then being built, Lincoln High was still the only secondary school in the county for Black students when it opened in September 1935 to replace the overcrowded first high school nearby, Rockville High. Just four rooms initially, it received several additions, including a wood frame Rosenwald-like structure built by an industrial arts class and, following World War II, old metal Quonset huts—both emblematic of inferior facilities and hardly adequate to meet enrollment. Although 12th grade was not provided until 1943 (long after it was added in white high schools). Lincoln High was succeeded by Carver High in 1950, but this substandard building continued in use, serving as the county's only junior high school for Black students until it was closed with countywide desegregation in 1958.


Property of Montgomery History

Lincoln High School in the 1940s after the brick portion was expanded with two additional classrooms at the rear and a wood-frame addition was built by students. The old Quonset huts (above right) remain on the site today; the main building, located at 595 N. Stonestreet Avenue in Rockville's Lincoln Park, is currently used by a church.
(From The Segregated Black Schools of Montgomery County. Compiled by Ralph D. Buglass)

George Washington Carver Junior College
Established 1950-51

Carver was the first accredited two-year junior college conducted under County Board of Education for post-secondary education of Black students in Montgomery County. At the time, Lincoln High School, located in a historic black community in Rockville, was the only Black high school in the county and night classes of the junior college were held there. Increasing enrollment led to the building of a new campus and facility at Hungerford Drive and Mannakee Street, which opened in 1951 as Carver High School and Junior College. After desegregation in 1954, Carver Junior College was merged in 1955 with Montgomery Junior College in Takoma Park, but Black students still attended classes at Carver. The name George Washington Carver Junior College was no longer used after 1959. Now called Carver Educational Services Center, the site is currently the headquarters of the Montgomery County Public Schools.
(From the Historical Marker Database)

