

THE TETRAGON

Newsletter of the Montgomery Square Citizens Association

A Community Full of Enthusiasm & Pride

www.montgomerysquare.org

December 2009



MSCA Officers

Bob Gross, President
301-294-0781
rjgross@comcast.net

Steve Schuck, Vice President
301-580-0177
theschucks@longandfoster.com

Tom Hall, Secretary
301-340-7491
twhall@comcast.net

David Grossman, Treasurer
301-424-1456
dq21e@comcast.net

Roger Hahn, Membership
301-279-5779
tayhahn@aol.com

Message from the President

I am pleased to report that the financial condition of MSCA remains strong. According to our treasurer: "MSCA began the year with a balance of \$6,193. Dues in the amount of \$12,909 were collected from 258 households. Expenses of \$9,818 included: landscape maintenance (\$8,788), printing for the MSCA Directory and Tetragon newsletter (\$722), MSCA web site maintenance (\$275), and meeting room rent (\$33). The balance as of November 20 is \$9,284."

Thank you to the households who paid 2009 dues. MSCA is extremely grateful for your participation and continued support.

For 2009, we were pleased to see the WSSC water main project finish on the South Side and even happier that our lobbying efforts helped *pave* the way to the South Side Road Resurfacing. We also contracted with a new landscaping company.

For 2010, we hope to accomplish the following: Utilize email communication, increase community meeting participation, continue to lobby the County to make significant improvements to Seven Locks Road, hold a yard sale, maintain our entranceways with plantings and flowerbeds, and partake in other improvements and activities as requested.

The neighborhood and MSCA would benefit from additional volunteers. If you are interested in helping in any way, please let us know.

Happy Holidays and New Year
Happy Holidays and New Year

2009 MSCA Directory

The new directory is out. The December 2009 Directory continues the policy from the Fall 2008 Directory. As indicated on the information forms that were delivered to the neighborhood, we only have contact information for those households that returned forms. We regret that we didn't have 100% participation, and hope that we will have greater participation in the future to make the directory even more useful.

Please check out the youth services directory and support the kids.

Steve Schuck



The 2010 Dues and Information Form will be mailed out to all households in late December or early January.

SAVE THE DATES - 2010!



GENERAL MEETING – Monday
January 18
7:30 - 8:30 PM at 4 Old Canal Ct
(All are welcome!)

ANNUAL COMMUNITY YARD SALE - SUNDAY,
MAY 16, 12:00 - 3:00 PM

ANNUAL MEETING AND ELECTION OF BOARD MEMBERS – MONDAY, MAY 17
7:30-8:30 pm Beverly Farms Elementary

New eBulletin Started

MSCA recently emailed its first eBulletin to the 170 households who provided email addresses on the Directory Information forms. The purpose of the eBulletin is to provide timely and useful neighborhood information. Please consider joining your fellow community association members in receiving this valuable service by sending back your Directory Information forms. We also will have a sign up link on our web site.



Area Crime Report

excerpted from the 1st District Crime Update website.

<http://www.montgomerycountymd.gov/Apps/Police/crimeupdates.asp?dist=1>

There were eleven **thefts from vehicles** overnight between Thursday, 9/3 and Friday, 9/4. All vehicles were left unlocked and items taken were coins, CD's, laptop, and cell phone chargers. The locations included:
11600 block of Gowrie Court
8800 block of Post Oak Road
2500 block of Stratton Drive
8500 block of Atwell Road
8300 block of Aqueduct Road
2400 block of Stratton Drive
2400 block of Chilham Place
12300 block of Captain Smith Ct
8400 block of Jeb Stuart Road
Unit block of Infield Court.

If there are incidents that you feel the neighborhood should know about, feel free to contact Steve Schuck.

Minutes of the MSCA Annual Meeting 5-4-09

Please note that the MSCA secretary routinely posts the Minutes from General and Annual meetings on www.montgomerysquare.org but the following is included for those who may not have access to the Internet or prefer reading from a paper copy.

The annual meeting of MSCA was held at Beverly Farms Elementary School on May 4, 2009, as publicized in advance and in accordance with our bylaws.

Bob Gross, President, opened the meeting at 7:35. Bob introduced the board members present and reviewed accomplishments from the past year. Thanks to efforts from the Vice President Steve Schuck, Treasurer David Grossman, and Membership Chair Roger Hahn, annual dues collection went more smoothly and quickly than ever. About half of households participated in the first wave, and a follow-up mailing is expected to increase the percentage. Treasurer David Grossman reported that collecting dues via the new Post Office Box helped manage the mail better as well. With the percent participation, the association will be able to fund its normal complement of activities. The largest expenses are, as always, landscaping and maintenance of the landscaped areas. A new landscape contractor was selected by the Board this year.

Households not responding to the mailed request for information updates and dues are not listed by name in the annual MSCA Directory. We do solicit dues and directory information responses more than once, and do so by direct mail to the each household so that everyone who wishes to participate may do so.

Ideas for increasing participation to a goal of 80% were discussed, including more on-line group communication media.

Bob Gross went over many items of local interest dealing with development issues. First, he gave a review of the Seven Locks Road Sidewalk and Bikeway Project, which is still progressing through the County's planning phases. Second, the membership discussed the water main replacement project on the southern side of Montgomery Square. Homeowners are concerned about the overall condition of the road surface already and what it will look like after Washington Suburban Sanitary Commission (WSSC) is finished with the project. The President has continued to push WSSC and the County for complete repaving.

The Secretary, Tom Hall, reported that no new nominations had been received for the Officers of MSCA. All current officers, however, agreed to continue to serve if selected. A vote of those present was unanimous for retaining the current Officers.

In closing, the President noted that he wished to thank the Officers and volunteers.

Water Storage Facility work on Aqueduct Rd



Some of you might have noticed work going on at the water tower on Aqueduct. WSSC Control Room Department says that while this facility is empty it will be prepped and painted on the inside and outside. Before the outside paint prep starts, they crew will raise a curtain around the facility to control debris. The tank will be painted a slightly different version of water tank blue. By the way, when in use, the tank is designed to handle 3.2 million gallons of water per day



Updates on The Seven Locks Rd Sidewalk/ Bikeway Project

DOT Develops Preliminary Design for *Seven Locks Road Sidewalk & Bikeway Project*

Montgomery County Department of Transportation (MCDOT) is in the process of developing the preliminary design (35%) plans for the Seven Locks Road Sidewalk and Bikeway Project (SLRS&B).

The SLRS&B project is currently in Facility Planning Phase 2.

The proposed project will provide pedestrian and bicycle improvements along Seven Locks Road from Montrose Road to Bradley Boulevard. The improvements include a “Dual Bikeway” which provides for both on-road and off-road bicycle facilities.

Improvements include:

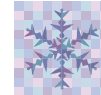
- * Two 11-foot wide travel lanes plus 5-foot wide bike on-road lanes along both sides of Seven Locks Road;
- * An 8-foot off-road shared use bike path on the west side of Seven Locks Road;
- * A 5-foot wide sidewalk on the east side of Seven Locks Road;
- * An 8-foot off-road shared use path along Montrose Road between Seven Locks Road and the I-270 ramp;
- * Northbound and eastbound auxiliary through lanes at the intersection of Seven Locks Road and Tuckerman Lane.

For further information, we have posted the MCDOT newsletter regarding this project on the MSCA website:
www.montgomerysquare.org
under News Reports.

MSCA is interested in forming a SLRS&B Committee to assist MCDOT in bringing this project to fruition. If you are interested in joining this Committee, please contact Bob Gross at rjgross@comcast.net or 301-467-1007.

Neighborhood Info

Snow Removal



Q - Who clears sidewalks of snow?

A - Property owners are responsible for clearing their public sidewalks, driveways and entrances within 24 hours of the end of a snow-storm. All residents are strongly encouraged to clear the sidewalks in front of their homes, as well as assisting those who may not be physically able to do so.

Need help clearing a sidewalk?

Start with our neighborhood Youth Services Directory advertisers:

William or Daniel Dorfman	301-424-1192
Ethan or Jonah Dwares	301-279-9258
Jayson Hirschman	301-424-0123
Avi Kurlantzick	301-294-4806

Leaf Collection Reminder

Montgomery County does not provide vacuum leaf collection for our Community. Therefore, please be a good neighbor and do not pile up leaves in the street

Animal Etiquette

Q – We love Montgomery Square and are happy that people are active and walking around the community. On occasion, dog walkers do not clean up after their pet. Can the neighborhood association do anything about this?



A – In that we are simply a Citizen’s Association, we have no rules or regulations that are binding on the neighborhood. The County laws and regulations guide the actions of the neighbors. In this case, if you don’t want to approach the individual, feel free to contact the County.

For the Dog issue, the below information was excerpted from:

www.montgomerycountymd.gov
search Animal Services

Selected County Animal Control Laws

For further information, or to report an animal bite or a violation of animal control laws, call the Animal Services Division at 240-773-5960. For after-hours emergencies, call 240-773-5900.

Unwanted Contact

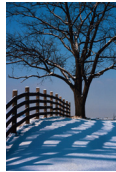
The pet owner must prevent unwelcome or unsolicited threatening physical contact or close proximity to a person or a domestic animal that occurs outside the owner’s property that may cause alarm in a reasonable person, such as biting, chasing, tracking, inhibiting movement, or jumping. **Penalty for Violation: \$500**

Animal Defecation (pooper scooper law)

An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in

which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. **Penalty for Violation - \$100**

Neighborhood Rules



Q – Do we need association approval for a new fence?

A – As we are a civic association, the only restrictions are restrictions that the County imposes.



Q – We have a neighbor who keeps a lot of trash and unused items in the yard. What are the rules and who do we contact?

A – As with the pet issue, the County is the place to go. The below information was excerpted from:

www.montgomerycountymd.gov
search Housing Code. Code enforcement in DHCA and DPS is generally initiated through complaints. This means that both agencies rely on citizens to identify and report possible code violations.

To report any of the following conditions, call (240) 777-3785.

- UNLICENSED ACCESSORY APARTMENTS
- ACCUMULATIONS OF SOLID WASTE - , GRASS AND WEEDS IN EXCESS OF 12"
- DETERIORATED STRUCTURES



The Schuck Group

301-215-7171

TheSchucks@longandfoster.com
www.TheSchucks.com



 <p>Jeb Stuart Road Close Date 7/10/09 \$480,000</p>	 <p>Chilham Place Close Date 1/26/09 \$530,000</p>	 <p>Jeb Stuart Road Close Date 10/23/09 \$542,000</p>
 <p>Chilham Place Close Date 6/22/09 \$559,000</p>	<p>2009 Year To Date Neighborhood Sales Report <small>(from MRIS Reports)</small></p>	 <p>Chilham Place Close Date 4/10/09 \$575,000</p>
 <p>Old Canal Road Close Date 7/17/09 \$582,000</p>	<p>Montgomery Square & Regent Park</p>	 <p>Stratton Drive Close Date 3/31/09 \$585,000</p>
 <p>Falls Road Close Date 8/14/09 \$599,900</p>	 <p>Jeb Stuart Court Close Date 9/2/09 \$615,000</p> <p><small>Information deemed reliable but not guaranteed</small></p>	 <p>Stratton Drive Close Date 8/14/09 \$644,000</p>

Since 1978, we've been helping people move into, out of, and around the area.

Our Success Starts With Your Success!

Steve Schuck - Montgomery Square Resident - 301-580-0177 cell