

Montgomery Village News

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November 6, 2020

www.montgomeryvillage.com



photo by Maria Pallifrone

Board approves 2021 budget, sets assessment rates

by Mike Conroy

At its October 22 meeting, the Montgomery Village Foundation (MVF) Board of Directors approved the 2021 Operating Budget, which proposed no increase in either the MVF or Designated User (DU) assessments. The 2021 rates will remain at \$21.52/month for the MVF assessment and \$38.42/month for the DU assessment.

In light of COVID-19, departmental efficiencies and cost savings from personnel and operations in 2020, no increases were necessary for the 2021 Budget. After review of year-to-date (YTD) financials and careful consideration of risks

for the remainder of the year, Executive Vice President (EVP) Dave Humpton and CFO Daniel Salazar believe that 2020 will end contributing about \$780,000 to Undesignated Reserves (\$600k to MVF Fund and \$180k to DU Fund). A planned subsidy of \$342,818 (\$81,333 used by MVF and \$261,485 used by DU), which includes additional legal costs, is also assumed in the 2021 budget.

Contributions to Reserves will be made in accordance with the budget at 100% instead of the 95% originally proposed. Additionally, an

See ASSESSMENTS page 8

Montgomery Village Foundation's Recreation and Parks Department hosted a Tricked-Out Rides and Sweet Treats event on October 30 for Village residents who pre-registered for one of several time slots. Dressed up cars, candy and costumes were enjoyed by many and protective factors were observed. Watch for more fun events and programs at www.montgomeryvillage.com.

MVF Board adopts new parking policy

by Mike Conroy

At the October 22 Montgomery Village Foundation (MVF) Board of Directors meeting, the Board approved a new parking policy – Vehicular Parking Rules and Regulations for MVF-Owned Parking Lots – which replaced the previous towing policy.

The new policy specifies that facility users are permitted to park in MVF-owned lots while they are using the park amenities, and outlines the rules of use while utilizing an MVF-owned lot. It emphasizes that overnight parking at MVF-owned lots is not permitted, except at Apple Ridge Ballfield only (8 p.m. to 8 a.m.), per a Montgomery County memorandum dating back to December 1991. Further, the policy defines the types of vehicles that are restricted from parking overnight in any lot, even where overnight parking is permitted.

It also outlines the towing enforcement/procedure, which follows the Montgomery County Code (Chapter 30C -- Motor Vehicle Towing and Immobilization on Private Property). The policy includes MVF's tow and sticker process, what will be included on signage and the actions for violations.

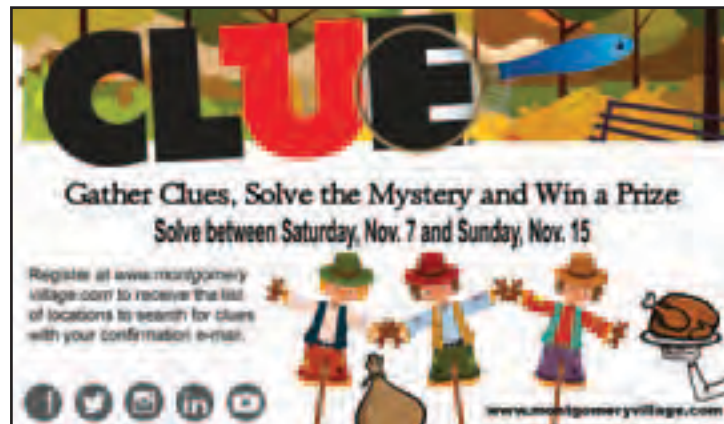
The new policy will go into effect after proper notification has been given to residents, stickers and procedures have been updated and signage has been installed, per Montgomery County code. In the meantime, gate closure at MVF parks will resume in mid-November. The full policy can be found online at www.montgomeryvillage.com.

OTHER AGENDA ITEMS

The 2021 MVF Budget was approved with two changes that did not affect the proposed 2021 assessment rates. The Contribution to Reserves was raised back to 100% (from the proposed 95%), and employee benefit flex dollars were increased from \$435 to \$455 per pay (originally proposed with no increase). 2021 assessment rates for both the MVF and DU funds were kept flat; the rates will remain at \$21.52 per unit per month for the MVF assessment and \$38.42 per unit per month for the DU assessment. For more information, see the article above. The full adopted budget can be found online at www.montgomeryvillage.com.

To support the payment of assessments, the EVP was

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LOOK INSIDE

Lakeforest Mall site update



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New residents invited to virtual Welcome Reception

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Giving thanks to Essential Workers



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MVF MEETING AGENDAS

Note: Due to the current COVID-19 pandemic, all meetings will be conducted via audio/videoconference. Meeting packets will be posted on the MVF website, www.montgomeryvillage.com several days prior to the meeting with instructions for how to listen in or participate in Residents' Time.

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) meeting is scheduled for 7 p.m. on Wednesday, Dec. 2 to review residents' requests for exterior modifications. The board requests that homeowners contact MVF if they plan to attend and if their contractors will accompany them.

AUDIT COMMITTEE

The Audit Committee meeting is scheduled for 7 p.m. on Tuesday, Nov. 10.

COMMERCIAL ARCHITECTURAL REVIEW COMMITTEE

The Commercial Architectural Review Committee (CARC) meeting is scheduled for 9 a.m. on Friday, Dec. 4.

INVESTMENT COMMITTEE

The Investment Committee meeting is scheduled for 7:30 p.m. on Tuesday, Dec. 1.

PERSONNEL COMMITTEE

The Personnel Committee meeting is scheduled for 7:30 p.m. on Monday, Nov. 16. The agenda includes discussion of anticipated benefit costs for 2021 and other personnel issues.

Note: All meeting agendas listed in this section are current as of the deadline date for this publication. The listings do not include every agenda item. This information is also available on the MVF website at www.montgomeryvillage.com.



NEIGHBORHOOD NOTEBOARD

Notice: Due to the current COVID-19 pandemic, all MVF-managed board virtual meetings will be conducted via audio/videoconference. Individuals desiring to attend a virtual board virtual meeting may find the virtual meeting agenda and instructions to attend the virtual meeting on each community site on the MVF website under www.montgomeryvillage.com/communities/village-communities.

CENTER COURT CONDOMINIUM

The Center Court Condominium virtual meeting is scheduled for 7 p.m. on Tuesday, Nov. 24.

EASTGATE

The Eastgate Homes Corporation virtual meeting is scheduled for 7:30 p.m. on Tuesday, Nov. 10.

EAST VILLAGE

The East Village Homes Corporation virtual meeting is scheduled for 7:30 p.m. on Tuesday, Nov. 17.

HORIZON RUN CONDOMINIUM

The Horizon Run Condominium virtual meeting is scheduled for 7:30 p.m. on Monday, Nov. 16.

MARYLAND PLACE

The Maryland Place Homes Corporation virtual meeting is scheduled for 7 p.m. on Wednesday, Nov. 18.

NORTH VILLAGE

The North Village Homes Corporation virtual meeting is scheduled for 7 p.m. on Thursday, Nov. 19.

PARK PLACE I CONDOMINIUM

The Park Place I Condominium virtual meeting is scheduled for 7 p.m. on Tuesday, Nov. 10. The meeting includes the Annual meeting reconvened.

PARK PLACE II CONDOMINIUM

The Park Place II Condominium virtual meeting is scheduled for 7 p.m. on Wednesday, Nov. 11. The meeting includes the Annual Meeting reconvened.

PATTON RIDGE

The Patton Ridge Homes Corporation virtual meeting is scheduled for 7 p.m. on Tuesday, Nov. 17.

SOUTH VILLAGE

The South Village Homes Corporation virtual meeting is scheduled for 7 p.m. on Wednesday, Nov. 18.

STEDWICK

The Stedwick Homes Corporation virtual meeting is scheduled for 7:30 p.m. on Wednesday, Nov. 18.

THOMAS CHOICE CONDOMINIUM

The Thomas Choice Condominium virtual meeting is scheduled for 7 p.m. on Monday, Nov. 9.

THOMAS CHOICE GARDENS CONDOMINIUM

The Thomas Choice Gardens Condominium virtual meeting is scheduled for 6:30 p.m. on Tuesday, Nov. 17.

WHETSTONE

The Whetstone Homes Corporation virtual meeting is scheduled for 7:30 p.m. on Thursday, Nov. 12.

Copy & Ad
DEADLINES

**• NEXT
ISSUE**
Friday, Dec. 4

COPY:

E-MAILED OR ON DISK DUE:*
MONDAY, NOV. 30 AT 5 P.M.

*preferred method of receipt

MAILED, FAXED OR TYPED DUE:
WEDNESDAY, NOV. 25 AT 5 P.M.

Attention writers:
Copy is gratefully accepted electronically!
E-mail text to: mvnews@mvf.org.
E-mail classifieds to classifieds@mvf.org.
See page 3 for more on how to contact us.

Submissions received after the deadline will not be published in that edition.

DISPLAY ADS:

DUE:
WEDNESDAY, NOV. 25 AT 5 P.M.



Montgomery Village News

Serving the residents of Montgomery Village

The Montgomery Village News is the official newsletter of the Montgomery Village Foundation, Inc., and its Board of Directors. Its purpose is to disseminate news and information in accordance with the Editorial Policy of the Foundation.

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Articles appearing in the *Montgomery Village News* are presented as a community service. They do not necessarily represent the views of the Montgomery Village Foundation.

The advertisements in the *Montgomery Village News* are not intended to be an endorsement by the Montgomery Village Foundation of any business or individual.



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PRESIDENT'S MESSAGE

Being thankful



by Pete Webb
MVF President

As we turn our calendars to November and get used to brighter mornings and darker evenings, we're getting closer and closer to what is sure to be a unique holiday season. There were many great things that happened in October and much on the radar moving forward, even if we can't celebrate like we're used to.

In October, we saw the opening of the newest grocery store in Montgomery Village when Aldi opened its doors. My family has visited the store a few times, and it is always busy and certainly brings energy to the newly renovated Village Center that is nice to see. I must admit it took me an embarrassingly long time to figure out how to get my shopping cart, but after that it was smooth sailing.

Also recently, we opened two new amenities for the Village, both at the North Creek Community Center. The two tennis courts on the lower level were converted into a futsal court (soccer on a hard court much smaller than a traditional field) and 3 pickleball (similar to tennis, but smaller court) courts. While new to the community, these courts have been getting heavy usage, supporting that the change in use was a great idea.

After another successful summer, we had our final Farmers' Market of the regular season, but there will be one more Holiday Market Day on Saturday, Nov. 21. I am sure we're going to have many families making their own Thanksgiving Dinner for the first time,

since traveling to visit family is harder than ever. Come visit the vendors to stock up on your supplies. And if you are traveling to visit family, come by and pick up some beer or wine from one of our vendors (I like Mully's Brewery or 7 Locks Brewing) to make that trip a bit more pleasant for you.

For our new residents, we are not able to host our annual New Residents Welcome Reception in the usual fashion due to COVID-19 restrictions; however, we will be hosting a virtual reception at 7 p.m. on Thursday, Nov. 19. This will give you a chance to meet some of the folks who help the Village function and give you an opportunity to learn about all this area has to offer. The connection instructions will be sent in advance; it is always an interesting and fun event.

November is also traditionally a time to pause, reflect and be thankful. For while 2020 certainly has been a tough year, we still have many blessings to be grateful for. We of course have incredible police, firefighters and front-line medical workers who deserve our endless praise, but often overlooked are folks working in our grocery stores, working in body shops or delivering our Amazon packages far, far too frequently. I am sure many of you already do, but take a moment and thank people who are out there every day making our lives easier. For those of you who are essential workers, thank you for all you do. MVF is sponsoring a few events specifically for you this season - contact Tara O'Shea at 240-243-2367 or e-mail toshea@mvf.org to find out how you can be part of the free Boot Camp exercise class or see the cards, posters and displays of thanks created in your honor!

I hope you are all well and staying safe, and please do reach out with any questions or suggestions. We can always continue to improve our community together. I can be reached at webbmof@hotmail.com, or more information can be found online at www.montgomeryvillage.com.

MVF BOARD MOTIONS

Montgomery Village Foundation Board of Directors Motion List October 22, 2020

1. Mr. Gargan moved to approve the minutes of the Regular Meeting held September 24, 2020 as presented. The motion was seconded and passed unanimously.
2. Mr. Dyer moved to accept the Action List as presented. The motion was seconded and passed unanimously.
3. Mr. Dyer moved to approve the 2021 budget with the two proposed changes and approve the MVF Fund assessment remain at \$21.52 per unit per month, the Designated User Fun assessment remain at \$38.42 per unit per month and the Poplar Spring assessment remain at \$11.41 per unit per month. The motion was seconded and passed unanimously.
4. Ms. Ayres moved to moved that the annual assessment rates for calendar year 2021 be established, per private dwelling unit, as \$258.24 for the MVF Fund, and \$461.04 for Designated Users, according to the approved 2021 MVF Budget and the assessment shall be paid and collected in accordance with the terms of the Collection Policy of Montgomery Village Foundation and the Homes Corporations managed by Montgomery Village Foundation, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
5. Ms. Ayres moved that the annual MVF assessment rate for calendar year 2021 be established, per private dwelling unit, as \$258.24 according to the approved 2021 MVF Budget and that said assessment shall be paid and collected in accordance with the terms of the Montgomery Village Foundation Collection Policy for Condominium Associations and Multi-Family Properties, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
6. Ms. Ayres moved that the annual MVF assessment rate for calendar year 2021 be established, per private dwelling unit, as \$129.12 according to the approved 2021 MVF Budget and that said assessment shall be paid and collected in accordance with the terms of the Montgomery Village Foundation Collection Policy for Condominium Associations and Multi-Family Properties, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
7. Mr. Gargan moved that the annual assessment rates for calendar year 2021 be established, per private dwelling unit, as \$258.24 for the MVF Fund, \$461.04 for Designated Users, and \$136.92 for Poplar Spring according to the approved 2021 MVF Budget and the assessment shall be paid and collected in accordance with the terms of the Collection Policy of Montgomery Village Foundation and the Homes Corporations managed by Montgomery Village Foundation, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
8. Mr. Dyer moved to authorize the EVP to purchase the 2021 assessment coupons, return envelopes, and postage with Bank-A-Count Corp. for a total cost of \$16,135.82 plus an additional 10% for any changes in direct debit enrollments or any other unforeseen costs. The motion was seconded and passed unanimously.
9. Ms. Ayres moved to reaffirm the e-mail vote from October 13 to make changes to the Collection Policy for the Homes Corporations to reflect going cashless at the MVF Office for assessment payments and add the Paysafe:Cash assessment option in the policy. The motion was seconded and passed unanimously.
10. Mr. Dyer moved to approve the Vehicular Parking Rules and Regulations for MVF-Owned Parking Lots. The motion was seconded and passed unanimously.
11. Mr. Gargan moved to authorize the EVP to execute a contract with Ecotone for storm drain repairs at North Creek Lake Park at a cost of \$13,015, and authorize an additional 10% for unforeseen conditions. The motion was seconded and passed unanimously.
12. Mr. Anderson moved to accept the committee reports. The motion was seconded and passed unanimously.
13. Mr. Bird moved to adjourn the regular meeting at 8:23 p.m. pursuant to Section 11B Real Property, of the Annotated Code of Maryland (Maryland Homeowners Association Act) to go into closed session for (viii) Discussion of individual homeowner accounts; (iii) Consultation with legal counsel on legal matters; and (vi) Considerations of the terms or conditions of a business transaction in the negotiation stage, if the disclosure could adversely affect the economic interests of the homeowner's association. The motion was seconded and passed unanimously.
14. Mr. Dyer moved to adjourn the meeting at 8:24 p.m. The motion was seconded and passed unanimously.



MONTGOMERY VILLAGE Calendar of Events



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			Don't Miss It! Nov. 19 New Residents Welcome Reception 21 Holiday Farmers' Market 26-27 Thanksgiving holiday		Village News 6	7
8 Thomas Choice Condo 7 pm MV Garden Club 7:15 pm (Virtual meeting)	9 Audit Committee 7 pm Park Place I Condo 7 pm (Annual Mtg. Reconvened) Eastgate HC 7:30 pm	10 Thanksgiving Food Drive 9 a.m. to 6 p.m. - LMCC (Drop off non-perishable goods) Park Place II Condo 7 pm (Annual Mtg. Reconvened)	11 Whetstone HC 7:30 pm	12	13	14
15 Horizon Run Condo 7:30 pm Personnel Committee 7:30 pm	16 Thomas Choice Gardens 6:30 pm Patton Ridge HC 7 pm East Village HC 7:30 pm	17 Boot Camp Workout - LMCC Thanks to Essential Workers 7:30 am, 12:30 pm or 7 pm (Pre-registration required) Maryland Place HC 7 pm South Village HC 7 pm Stedwick HC 7:30 pm	18 New Resident Welcome Reception (Virtual meeting) 7 pm North Village HC 7 pm	19	20	21 Holiday Farmers' Market 9 am to 1 pm - CTS
22	23	24 Center Court Condominium 7 pm	25	26 Thanksgiving Holiday MVF Office Closed	27 MVF Office Closed	28
29	30	December 1 Investment Committee 7:30 pm	2 ARB 7 pm	3	Village News 4 CARC 9 am	5

Notice: Due to the current COVID-19 pandemic, all MVF-managed board meetings will be conducted via audio/videoconference until allowed to meet in person. Individuals desiring to attend a virtual board meeting may find the meeting agenda and instructions to attend the meeting online at www.montgomeryvillage.com/communities/village-communities. Likewise, MVF committee meeting packets will be posted online with instructions on how to listen in or participate in Residents Time.

KEY: BMP..... Bowie Music Pavilion (See South Valley Park) CTS..... Christ the Servant Lutheran Church, 9801 Centerway Rd. LMCC..... Lake Marion Community Center, 8821 East Village Ave. MVF Office..... 10120 Apple Ridge Rd.	NCBR..... North Creek Board Room, 20125 Arrowhead Rd. NCCC..... North Creek Community Center, 20125 Arrowhead Rd. SCC..... Stedwick Community Center, 10401 Stedwick Rd. SVP..... South Valley Park, 19003 Watkins Mill Rd.	TCPR..... Thomas Choice Party Room, 19401 Brassie Pl. WCC..... Whetstone Community Center, 19140 Brooke Grove Ct. WHPR..... Walker House Party Room, 18700 Walkers Choice Rd.
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All facilities are handicap accessible. All information tentative and subject to change.

MONTGOMERY VILLAGE NEWS LETTERS TO THE EDITOR POLICY

- The *Montgomery Village News* Letters to the Editor section is a community forum for Montgomery Village residents and/or property owners in the printed and digital versions of the *Village News*. In addition, at the Editor's discretion, the *Montgomery Village News* may print letters of appropriate interest to residents from others, including representatives of local schools, governments and businesses. Campaign letters are prohibited, except for Montgomery Village Foundation and Village homes corporation elections. The views expressed in the Letters to the Editor section are those of the authors of the letters and not necessarily those of the Montgomery Village Foundation (MVF) or its Board of Directors.
- The *Montgomery Village News* will make every effort to publish all letters received during the weeks prior to publication that meet the criteria of this policy.
- All letters (typed, handwritten or e-mailed) must be received no later than 5 p.m. on the Monday prior to publication and distribution for inclusion in the print version; letters received outside this window may appear online in advance of the next printed issue. When a holiday occurs on a deadline Monday, Letters to the Editor must be received no later than noon on the subsequent Tuesday prior to the Friday publication and distribution.
- Letters must bear the writer's name, address and telephone number for verification purposes. E-mailed letters should contain the subject line "Letter to the Editor." The sole use of pen names, initials or the complete omission of a signature will eliminate a letter from consideration from publication. A request from the author to withhold the name or mark the letter anonymous will eliminate the letter from consideration.
- All letters are subject to condensation or deferral to the next issue by the editor for space considerations, if absolutely necessary. Editor is to so indicate any condensations.
- All letters may not exceed 500 words. Longer letters will be eliminated from consideration for publication in the *Village News*. As time permits, the writers may be notified and given the opportunity to shorten the letter for future publication.
- The *Village News* respects the privacy of individuals and residents; letters should not contain references to specific persons, except when endorsing candidates for MVF or Village homes corporation elections or referencing a previously published article with a byline.
- Letters submitted by an author regarding the same topic must present new information or opinions; repetitive submissions and/or form letters submissions will only be printed once.
- Letters should be in reference to or contain information about topics relatable to all Montgomery Village residents. Letters addressed to or specifically about homes corporation or condominium association business and affairs will not be printed and may be directed to those association boards of directors when appropriate.
- The Letters to the Editor section is not a forum for extensive debates; MVF encourages residents to use other avenues such as Facebook and Twitter for timely discussion.
- MVF retains the right to respond to letters to the editor addressing specific issues involving it in the form of editor's notes or other methods at its discretion.
- The Director of Communications, in his/her sole discretion, reserves the right to withhold from publication of inflammatory, slanderous, libelous, or lewd material, or material which may be an invasion of privacy, material deemed in bad taste and inconsistent with *Montgomery Village News* editorial policy, or other language which opens MVF to potential legal liability, and limit the number of letters on a given subject when the number is so large it presents a problem.

E-mail letters to mvnews@mvf.org.

IN THE NEWS

2021 MVF Board of Directors Election

MVF ELECTION: CALL FOR CANDIDATES

Do you have an interest in community affairs? Would you like to help your hometown flourish or help shape the future of our community? Then consider service to the community on the Montgomery Village Foundation (MVF) Board of Directors!

In March, three candidates will be elected by the members (homeowners) of MVF to serve three-year terms on the nine-member Board of Directors. The Board meets on the fourth Thursday of the month at the North Creek Community Center. These meetings are open to all residents for their ideas, input and support.

The Montgomery Village Foundation provides overall governance to the Village. It interacts with government agencies and oversees proposals for development or legislation affecting the Village. The MVF has two major responsibilities as outlined in its legal documents. First, the MVF has responsibility for management and maintenance of MVF owned properties. These include MVF's recreational areas and facilities such as parks, lakes, ponds, tennis courts and community centers.

Second, the MVF, through the Architectural Review Board, provides guidelines and restrictions on architectural changes with the objective of helping to maintain Village property values.

WHO CAN RUN FOR THE BOARD?

All interested applicants who are owners or residents of residential property in Montgomery Village are welcome to apply. MVF urges residents to share their skills, views and energies by participating in Village governance. The Nominating Committee reviews all applications for nomination and considers applicants based on a number of factors including, but not limited to the following:

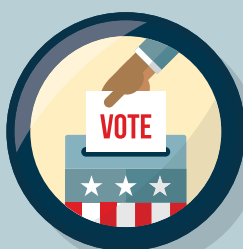
- Status as residential property owner or resident
- Length of residency in Montgomery Village
- Previous participation in community affairs
- Academic, professional, or practical experience in such areas as finance, engineering, administration or law, which would assist in the management of a community association
- Must be in good standing with MVF and not in sustained violation of any MVF architectural standard or rule, and current in assessments.
- 18 years of age or above

HOW DO I RUN FOR THE MVF BOARD?

It's easy. Candidates do not need to run an expensive political campaign to serve the community. Space is set aside in the *Village News* for candidate statements, along with photos, so Villagers can get to know the candidates and their views. Also, the MVF Election Committee sponsors a candidate video interview and two "Meet the Candidates" events where candidates can talk with Villagers one-on-one about issues of importance. Applicants are provided equal opportunities through the *Village News*, the Meet the Candidates events, and specially prepared Candidate Statements which are forwarded to all Village homeowners with their ballots.

That's all there is to it! Let's hear from you!

You can find the application online at www.montgomeryvillage.com, or drop by the MVF Office, 10120 Apple Ridge Road, beginning Friday, Nov. 6, and pick up an application form and instructions. You can return your application online, by mail, fax or e-mail, or bring it back to the MVF Office for forwarding to the MVF Nominating Committee. **Nominations close at 5 p.m. on Friday, Jan. 8, 2021.**



Councilmember Craig Rice to host Public Safety Town Hall

Montgomery County District 2 Councilmember Craig Rice will host a Montgomery Village Public Safety Town Hall from 7 to 8:30 p.m. on Monday, Nov. 9. The meeting will be held in a webinar format with the public invited to register online at <https://tinyurl.com/MVTownHall>. Registrants will be able to ask questions of Councilmember



Rice and the county officials in attendance. This community meeting is an opportunity to learn about a variety of issues related to Montgomery Village, including tips for a safe holiday season and the latest public safety initiatives.

As the pandemic impacts our community in a variety of ways and exacerbates existing disparities, our public safety officials have been resolute in responding to the needs of our residents. Councilmember Rice will be joined by Fire Chief Scott Goldstein, Sheriff Darren Popkin, Montgomery County State's Attorney John McCarthy, and the newly appointed 6th District Commander Michael Ward with the Montgomery County Police Department.

"During the past nine months our lives have been upended by the pandemic and, at

times, has led to social isolation for many in our community. I look forward to our conversation with residents about public safety and listening to the needs of community members in Montgomery Village." said Councilmember Rice.

The Public Safety Town Hall also will be televised on County Cable Montgomery (Comcast Channels 6 and 996, Verizon Channel 30, and RCN Channels 6 and 1056). It will be livestreamed on Facebook at [Facebook.com/RicePolitics](https://www.facebook.com/RicePolitics). Questions can be texted in advance or during the Town Hall to 240-686-5334 (text only).

For further information about the Montgomery Village Public Safety Town Hall, contact Councilmember Rice's office at 240-777-7955 or e-mail Councilmember.Rice@montgomerycountymd.gov.



Putting you first made us #1.

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State Farm County Mutual Insurance Company
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IN THE NEWS

MVF Board

Continued from page 1

authorized to purchase assessment coupons to be mailed to all homeowners. Bank-A-Count Corp. was selected as the preferred bidder for \$16,135.82 plus an additional 10% for changes in direct debit enrollment costs or other unforeseen costs. Additionally, the Board re-affirmed an e-mail vote from October 13 concerning change in the MVF Collection Policy. The changes included language for cashless assessment payments at the MVF Office and the addition of Paysafe:Cash as a way for residents to make cash payments through local authorized retail establishments. As of January 1, 2021, cash assessment payments will no longer be taken at the MVF Office.

Finally, the Board authorized the Executive Vice President (EVP) to execute a contract with Ecotone for \$13,015 to perform storm drain repairs at North Creek Lake Park. This work was identified by Mont-

gomery County Department of Environmental Protection during a recent inspection.

PRESIDENT'S REMARKS

MVF Board President Pete Webb thanked Kevin Rogers for his presentation on the Lakeforest Mall project before the meeting (see the full article on page 7). He noted his excitement about the project, and encouraged residents to visit the City of Gaithersburg website for more information. Webb also noted that Aldi had opened in the Village Center earlier that day, and this anticipated progress had finally come to fruition.

EVP REPORT

EVP Dave Humpton noted a virtual New Residents Welcome Reception is being planned for Thursday, Nov. 19 at 7 p.m. Information would be forthcoming, and new residents should look for a postcard and/or e-mail.

In development news, he said a virtual meeting was scheduled October 26 to discuss the site plan for the residential development portion of the Village Center renovation project, which includes 49 townhomes and 34 2-over-2 condominium units on the Watkins Mill side of the center. He also said the Bloom site plan amendment was passed and gave approval for the next 100+ units on the former golf course property.

Humpton said that construction on the North Creek Pool and Bathhouse will begin soon and that MVF's pool contractor had received one permit so far, but was awaiting several others before the project could commence. However, demolition could begin prior to receipt of all the permits.

TREASURER'S REPORT

CFO Daniel Salazar presented the Treasurer's Report

for the month ended September 30, 2020. He said overall results ended favorable to the budget. Net income was reported favorable to the budget by \$1.4 million. Total Revenue was reported at \$7,102,000, and the main drivers of that are the CARES Act Employee Retention Credit (\$536,000) and Investment Income. Salazar said Revenue is offset by COVID-related closures, which affected camps, classes, pool memberships and center rentals, among other areas.

He noted Operating Expenses were below budget by \$1 million, mainly due to lower than expected personnel, business expenses, utilities and landscape and maintenance costs. He said the Balance Sheet indicates MVF's continued strong financial position with \$10.4 million in Cash and Investments. However, Accounts Receivable increased 35% mainly due to the condominium lawsuit.

The Investment Portfolio has gained 4.4% year-to-date and 7.14% in the last 12 months. He said since its inception, the total net investment changes were \$1.4 million.

Salazar also reported the Delinquency Rate at the end of September was 7.6% (a 5% decline over October) and is on track with the same period last year. He noted this is very good considering the COVID climate.

NEXT MEETING

Due to the Thanksgiving Holiday, there is no Board meeting in November. The next MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Dec. 10, as a conference call. Full meeting details, the meeting packet and/or participation instructions will be posted online at www.montgomeryvillage.com the week before the meeting.

MVF Financial Reports - September 2020

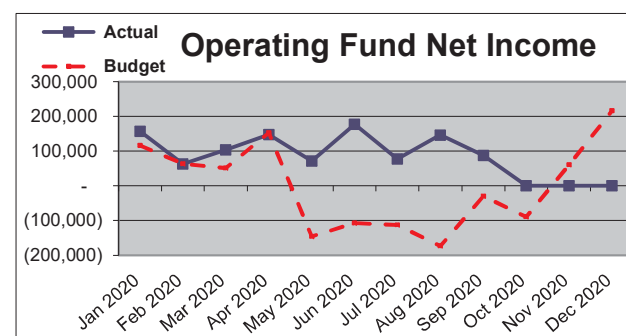
OPERATING FUND - STATEMENT OF INCOME & EXPENSE

	September 2020			YTD Sep 2020		
	Actual	Budget	Variance (Unfav)	Actual	Budget	Variance (Unfav)
Revenue:						
Assessments	556,259	556,259	-	5,006,330	5,006,330	-
Assessment Fees	1,002	973	29	143,180	141,824	1,356
Transfer Fees	3,075	3,264	(189)	28,560	28,107	453
Disclosure Fees	17,843	11,030	6,813	133,479	112,086	21,393
Advertising revenue	4,165	4,064	102	23,360	65,261	(41,901)
Pool Memberships/Rental Fees	3,386	2,996	390	26,446	109,145	(82,699)
Camps & Classes	6,245	16,068	(9,823)	50,682	246,586	(195,905)
Management Fees	68,664	67,919	745	623,506	611,274	12,232
Capital Contribution fee	15,083	16,651	(1,568)	127,868	110,072	17,796
Other Income	61,506	12,307	49,200	615,893	149,811	466,083
Total Revenue	737,228	691,530	45,698	6,779,304	6,580,496	198,808
Personnel Costs:						
Salaries & Wages	307,525	337,834	30,310	2,567,885	3,087,804	519,919
Payroll Taxes & Benefits	81,673	92,992	11,319	751,266	872,774	121,508
Personnel Costs	389,197	430,826	41,629	3,319,150	3,960,578	641,428
Business Expenses	7,575	11,151	3,576	70,372	157,622	87,250
Office Supplies	2,857	2,566	(291)	23,119	30,691	7,572
Program/Maint Supplies	5,268	11,482	6,215	95,967	119,655	23,688
Occupancy	25,303	30,434	5,131	218,809	283,905	65,096
Office Expenses/Svc Contracts	17,838	19,693	1,854	228,209	248,381	20,172
Equip Maintenance	56	3,878	3,822	1,319	26,665	25,347
Vehicle Expenses	1,840	2,924	1,084	9,169	21,613	12,444
Financial & Legal	12,390	14,579	2,189	133,386	128,396	(4,990)
Insurance	12,710	12,706	(3)	89,945	89,726	(219)
Printing	2,261	1,850	(411)	17,558	33,985	16,427
Landscape/Maintenance	48,318	53,667	5,350	422,933	574,224	151,291
Security	465	208	(257)	4,468	4,300	(168)
Other	(7)	-	7	176	-	(176)
Operating Costs	136,873	165,139	28,265	1,315,430	1,719,162	403,732
Contribution to Reserves	108,651	108,651	(0)	977,855	977,855	(0)
Contribution to CCF	15,083	16,651	1,568	127,868	110,072	(17,796)
Purchases of Assets	433	0	(433)	10,256	0	(10,256)
Restricted Expenses	-	0	-	128	0	(128)
Other Equity Transfers	-	0	-	-	0	-
Reserve/capital	124,167	125,301	1,135	1,116,107	1,087,927	(28,180)
Operating Expenses	650,237	721,266	71,029	5,750,688	6,767,668	1,016,980
Excess/Deficit Revenue	86,991	(29,735)	116,727	1,028,616	(187,171)	1,215,787

MVF BALANCE SHEET

For the Period Ended September 30, 2020

	Current	Prior Year
ASSETS		
Cash & Cash equiv	3,780,468	2,329,882
Investments	6,643,338	6,359,442
Due from Reserves	9,418	285,450
Assessment Receivables	737,940	547,155
Other Receivables	81,279	89,873
Current Assets	11,252,444	9,611,802
Gross Fixed Assets	16,753,127	16,127,241
Accumulated Depreciation	(7,707,798)	(7,411,021)
Fixed Assets	9,045,329	8,716,219
Other Assets	75,531	72,170
Assets	20,373,304	18,400,191
LIABILITIES & EQUITY		
Due to Operating	9,418	285,450
Payables	512,361	371,385
Sunstream Cap Lease	102,606	107,801
Deferred Revenue Liab	566,226	531,803
Liabilities	1,190,612	1,296,438
Undesignated Reserves	3,105,267	2,510,282
Designated Reserves	16,077,421	14,593,467
Equity	19,182,688	17,103,748
Liabilities & Equity	20,373,304	18,400,191



For complete details and explanations, please refer to the Treasurer's Report in the MVF Board meeting packet which can be found online at www.montgomeryvillage.com.

IN THE NEWS

Lakeforest Mall site update

by Mike Conroy

The Lakeforest Mall has long been an important part of Village residents' lives, especially now with the site ready for development changes, right on the doorstep of the community. The mall property falls within City of Gaithersburg's limits, but input from Montgomery Village residents on the future of the site is under consideration.

Before the October 22 Montgomery Village Foundation (MVF) Board of Directors meeting, Kevin Rogers of Charleston, SC-based WRS Inc. Real Estate Investments made a presentation to the Board about the future of the Lakeforest Mall.

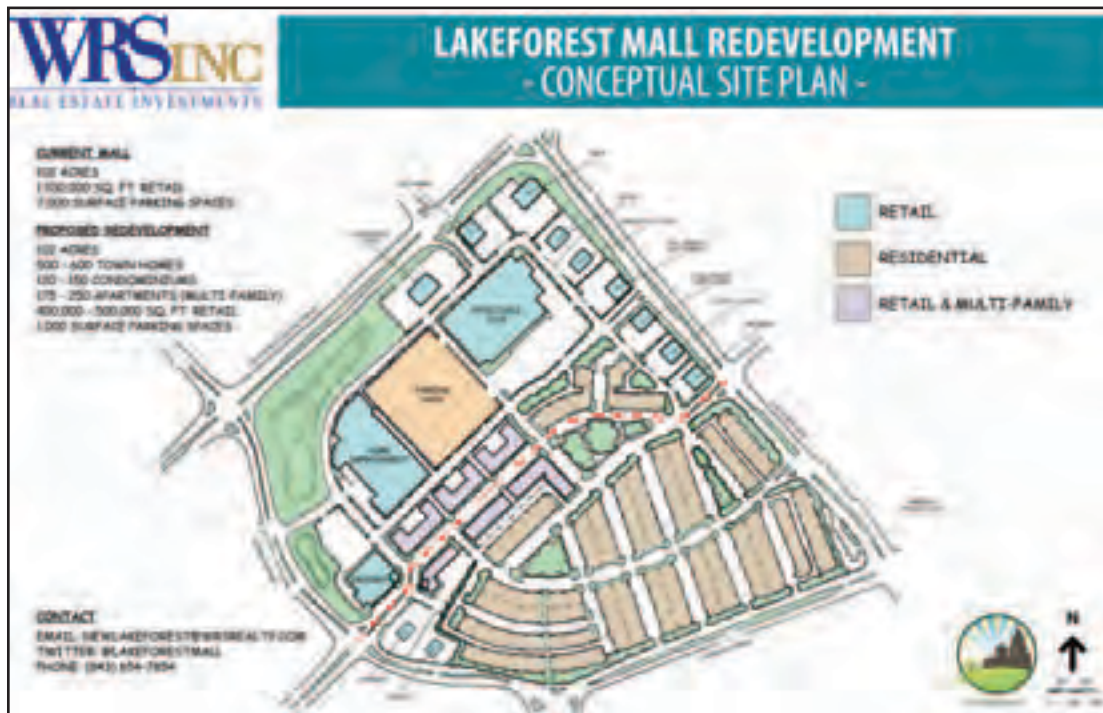
Rogers reviewed the current site, saying it contained over 1 million square feet of retail and 7,000 surface parking spaces. The new proposal will level all the buildings on the 102-acre site and turn it into a mixed-use development consisting

of 500 to 600 townhomes, 120 to 150 condominiums, 175 to 200 apartments and 400,000 to 500,000 square feet of retail with 1,000 surface level parking spaces. He said the bulk of the residential units would be concentrated on the southern portion of the site, between Odendhal Avenue and Lost Knife Road. The middle of the site would contain a Main Street with residential units above smaller retail, similar to tenants who currently occupy the mall's interior. The north end of the site would hold the two anchor stores and take advantage of the topography to add a parking garage. He identified the two anchors as Costco and The Home Depot, and noted they are highly probable to be the anchor stores. Rogers noted interest from other competing anchor stores if those identified did not pan out. Along the perimeter of the site would be pad locations for restaurants, banks

and other stores or businesses.

Rogers said that WRS has also had conversations with major residential developers to build the townhomes, (NVR, Ryan Homes, Lennar, etc.) but does not have a specific builder at this stage. He noted, however, that there was much interest in the project. Currently, the City of Gaithersburg has a moratorium on the property. WRS was hopeful to have plans and permitting accomplished within 12 to 18 months once they receive approvals from the City of Gaithersburg. He noted that once financing and final anchor stores were secured, the moratorium could potentially be lifted, but there was no guarantee of this happening.

For more information about the project, background materials and process details visit www.gaithersburgmd.gov/government/projects-in-the-city/lakeforest-master-plan.



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CIVIC ORGANIZATIONS

ROTARY CLUB of MONTGOMERY VILLAGE

Meets every Tuesday morning at 7:30 a.m.
Holiday Inn Gaithersburg

Join your local Rotary Club and help support our community's needs!
Please contact: jim@slins.com for information

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IN THE NEWS

Assessments

Continued from page 1

increase in the flexible benefit payments to full-time staff from \$435 to \$455 per pay period was approved. Neither of these changes had an impact on the assessment rate for 2021. Major projects included in the 2021 budget are the North Creek Pool and Bathhouse renovation and the repurposing of the Watkins Mill Pool site.

Assessment rate notices will be mailed in November, and coupon books will be mailed to residents in December. Property owners who do not receive coupon books by Monday, Dec. 31 should call 301-948-0110 for replacement coupons.

MVF Investment Committee seeks new member

Following a change to the Investment Committee Guidelines approved by the Montgomery Village Foundation (MVF) Board of Directors at their July 23 meeting, an additional volunteer community member is sought for the committee. The Board voted to add two additional members to the committee, one Board member and one community member, bringing the total membership to seven.

This important ad-hoc committee addresses and advises the Board on matters specifically related to MVF's investment activities. The committee also makes recommendations to

the Board on investment strategy and policy and approves investment transactions that are in line with the policy. The committee works with MVF's Investment Advisors.

The committee meets quarterly on Mondays, at 7 p.m. at the MVF Office, 10120 Apple Ridge Road.

Applicants should have a recent background, education or professional experience that includes expertise in investment management/banking. Certified Financial Advisors, Investment Advisors and Chief Financial Officers are encouraged to apply.

A Committee Membership Application can be found online at www.montgomeryvillage.com under "MVF," "Committees."

For questions or more information, contact CFO Daniel Salazar at 240-243-2332, or e-mail dsalazar@mvf.org.

New residents invited to virtual Welcome Reception

Each year, the Montgomery Village Foundation (MVF) invites new residents to attend a special evening in their honor to learn about living in a planned community and the amenities, schools, organizations, businesses and opportunities available. Due

to COVID-19 restrictions, an in-person gathering is not possible this year.

However, residents new to Montgomery Village are invited to a virtual reception for presentations from EVP Dave Humpton, MVF Board President Pete Webb and other

special guests. Join your new neighbors online at 7 p.m. on Thursday, Nov. 19. Connection details will be made available the week of the reception.

For more information or to register, contact Kristen Marrs at 240-243-2342 or e-mail kmarrs@mvf.org.

You are cordially invited to attend the

Montgomery Village Foundation

Welcome Reception

for new residents

Thursday, Nov. 19

7 to 8 p.m.

to be held virtually - details emailed prior to event

R.S.V.P. by Monday, Nov. 16 to kmarrs@mvf.org or 240-243-2342

For more information, call 240-243-2342 or visit www.montgomeryvillage.com.





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Stay@HOME Gala 2020

HISTORIC EMERY GRACE ROTARY CLUB

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to attend the MVRC "Stay at Home" Gala Event
Be A Part of the Momentum to Support Those Who Support Us

November 14, 2020 at 6:00pm Live on Zoom

Featuring

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- Comedy by Robert Mac (Comedy Central Grand Prize Winner of Laugh Riot)
- Magic by Mark Phillips (Winner of National Theater's "Star of Magic Award")
- Music by 19th Street Band, The Taylor Family Singers & Bryan Frates
- Silent Auction • 50/50 Raffle • Special Prizes
- Appreciation and Updates from our Charities and Beneficiaries
- SURPRISES, LAUGHS, AND A FANTASTIC TIME!

The Montgomery Village Rotary Club, through its 501(c)(3) Foundation, has contributed more than \$400,000 to local charities, distributing funds raised by our members, and contributions from individuals and businesses that share in the caring for those who enhance our community's quality of life. We provide:

Community Support: Weekend meals for food insecure school children, food banks, local disaster relief, support for responders and veterans, support for at risk women and children

Youth and Adult Education: Boy Scouts of America, four year college scholarships, dictionaries for local third grade students, adult workforce development

International Support: Polio eradication, sustainable clean water projects, education for girls in Niger Africa

Go to: www.trellis.org/mvrcgala

IN THE NEWS

Staying Aware in the Village

The following is information taken from the Recent News Summaries of the Montgomery County Police Department and is not a complete listing of every incident.

AGGRAVATED ASSAULT

An aggravated assault following a traffic incident occurred in the area of Lost Knife Road and Montgomery Village Avenue at approximately 4:14 p.m. on October 12. One suspect displayed a weapon. One suspect was arrested. Arrested: Preston Woods, age 29; of Germantown.

An aggravated assault occurred in the 20100 block of Welbeck Terrace in the early morning hours of October 20. One suspect displayed a weapon. Victim/Witness described suspects as: 2 males, no further description.

ARMED ROBBERY

An armed robbery occurred in the 18700 block of Montgomery Village Avenue at approximately 11 p.m. on September 25. One suspect displayed a weapon. The suspects took property from the two adult victims. Victim/Witness described suspects as: 2 B/Ms, in their 20s or 30s.

An armed robbery occurred in the 18400 block of Lost Knife Circle in the early morning hours of October 17. One suspect displayed a weapon and took money and property from the adult male victim. Victim/Witness described suspects as: B/M, age unknown B/F, age unknown.

An armed robbery occurred in the 19100 block of Montgomery Village Avenue at approximately 7:34 p.m. on October 17. The suspect displayed a weapon, assaulted the adult male victim, and took his money. Victim/Witness described suspect as: B/M, mid 20s.

THEFT FROM VEHICLES

Two thefts from vehicles occurred between October 1 and October 9. One theft occurred in the 20100 block of Swallow Point Road and one theft occurred in the 10000 block of Stedwick Road. Force was reported in one event; property was taken. No suspect(s) information available.

Two thefts from vehicles occurred between approximately 11:30 p.m. on October 2 and 3:30 a.m. on October 13. One theft occurred in the 9400 block of Horizon Run Road and one theft occurred in the 18400 block of Lost Knife Circle. No force; money and property were taken. No suspect(s) information available.

Three thefts from vehicles occurred in the 19500 block of Transhire Road between approximately 2:30 p.m. on October 12 and 12:30 a.m. on October 13. No force; money and property were taken. No suspect(s) information available.

Four thefts from vehicles occurred between October 16 and October 24. Affected streets included Feathertree Terrace, Lake Landing Road, Lost Knife Circle and Horizon Run Road. Force was reported in three events; vehicle parts were taken. No suspect(s) information available.

A theft from vehicle occurred in the 19000 block of Mills Choice Road between approximately 9:30 a.m. on October 21 and 7 a.m. on October 22. Force; a vehicle part was taken. No suspect(s) information available.

VEHICLE THEFT

A vehicle theft occurred in the 18400 block of Lost Knife Circle between approximately 12:30 p.m. and 1:15 p.m. on October 17. No force; the vehicle was reported to have been left unlocked and running. The vehicle was recovered on October 18. No suspect(s) information available.

A vehicle theft occurred in the 19300 block of Club House Road between approximately 10 a.m. and 1 p.m. on October 18. Unknown entry; a key was reported to have been left inside the vehicle. No suspect(s) information available.

Montgomery County Veterans Day Schedule

The Montgomery County Government will observe the following holiday schedule for Veterans Day, Wednesday, Nov. 11:

County Offices – Closed

State Offices and Courts – Closed

Libraries – Closed

Alcohol Beverage Services (ABS) – Stores open noon to 7 p.m.

Recreation – Indoor aquatics facilities open. Recreation centers, senior centers and administrative offices closed.

Montgomery Parks – Facilities that will be open to the public include:

- Brookside Gardens (Gardens open sunrise-sunset, Visitor Center open 10 a.m. to 2 p.m.)
- Little Bennett Campgrounds
- South Germantown Driving Range
- Cabin John Ice Rink and Wheaton Ice Arena (open for individual athletic training only)
- Wheaton Indoor Tennis, outdoor tennis and pickleball courts
- 250 miles of natural surface and hard surface trails
- Dog Parks
- Picnic Shelters (may require permit)
- Playgrounds

- Skate Parks

For complete schedules, visit www.MontgomeryParks.org

Ride On/ Ride On extRa – Operates on a week-day schedule. For more information, visit www.montgomerycountymd.gov/DOT-Transit/routesand schedules/rideonroutes.html

Ride On Flex – Not in operation due to health crisis.

Metro rail and Metro bus – Information available at wmata.com/service/status

MARC Train and Commuter Bus – Information available at mta.maryland.gov

TRiPS Commuter Store at Silver Spring Transit Center – Closed

TRiPS Mobile Commuter Store – Not in operation due to health crisis.

Parking at Montgomery County Public Garages, Lots and Curbside Meters – Free

County-provided Recycling Pickup – County-provided recycling collection will not be collected Wednesday, Nov. 11. After the holiday, collections will slide to be one day later than normal with the last collection on Saturday, Nov. 14.

Shady Grove Processing Facility and Transfer Station – Open





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Architectural Standards

The Architectural Standards Department is here to answer your questions about making changes to the exterior of your property. Architectural Standards is responsible for approving exterior changes—anything from replacing a door to building a deck or shed, to additions on your home. Call Martha Cruz at 240-243-2306 or e-mail mcruz@mvf.org or Erika Hottinger at 240-243-2351 or e-mail ehottinger@mvf.org. Questions may also be mailed to Montgomery Village Foundation, 10120 Apple Ridge Road, Montgomery Village, MD 20886, or faxed to 301-990-7071. Specific architectural standards criteria for each community in Montgomery Village are available at www.montgomeryvillage.com.

MVF DRAFT REVIEW OF REQUESTS ARCHITECTURAL REVIEW BOARD

October 7, 2020

AApproved
AWMApproved w/modifications
DDenied
PEND.....Pending

EASTGATE
7834 YANKEE HARBOR DR - Deck, AWM
7834 YANKEE HARBOR DR - Exterior Paint, A
7834 YANKEE HARBOR DR - Steps, A
7800 YANKEE HARBOR DR - Security Camera, AWM
20210 HARBOR TREE RD - Roof, AWM
20315 BAY POINT PL - Roof, AWM
7819 HERITAGE FARM DR - Exterior Paint, AWM
7808 HERITAGE FARM DR - Replacement Windows, A
7728 HERITAGE FARM DR - Deck Stain, AWM
7732 HERITAGE FARM DR - Exterior Paint, AWM
20300 SEABROOK DR - Roof, A
20300 SEABROOK DR - Skylight, A
20300 SEABROOK DR - Downspout/Gutter, A

EAST VILLAGE
19841 HELMOND WAY - Stones, A
8229 COLLINGDALE WAY - Patio, A
8229 COLLINGDALE WAY - Walkway, A
8229 COLLINGDALE WAY - Exterior Light, A
19903 SILVERFIELD DR - Deck, A
19912 SILVERFIELD DR - Pond, A
20400 RAINBOWVIEW TER - Walkway, AWM
20400 RAINBOWVIEW TER - Miscellaneous, AWM
8316 FRONTWELL CIR - Garage Door, A
8655 FOUNTAIN VALLEY DR - Exterior Paint, AWM
8705 WILD GINGER WAY - Driveway Replacement, AWM
20301 STRINGFELLOW CT - Mailbox, D
24 HAWK RUN CT - Replacement Patio Door, W
20431 LINDOS CT - Shed, AWM
20414 IVYBRIDGE CT - Roof, AWM
8654 DELCRIS DR - Fence and Gate, AWM
8509 SHADY PINE CIR - Handrail, AWM
20408 OAK BLUFF DR - Shed, A
8703 FERRYSBURG WAY - Downspout/Gutter, AWM
20101 STALVEY HILL PL - Exterior Paint, AWM
8327 MARKETREE CIR - Patio, AWM

MARYLAND PLACE
19331 KEYMAR WAY - Vinyl Siding, A

19541 TRANSHIRE RD - Shed, D
19557 TRANSHIRE RD - Play Gym, D

MIDDLE VILLAGE
10279 RIDGELINE DR - Storm Door, AWM
9953 RIDGELINE DR - Replacement Windows, AWM
9953 RIDGELINE DR - Exterior Light, AWM
10171 RIDGELINE DR - Replacement Windows, AWM
10216 RIDGELINE DR - Fence and Gate, AWM
10216 RIDGELINE DR - Replacement Patio Door, AWM
10216 RIDGELINE DR - Replacement Windows, AWM
9612 BRASSIE WAY - Front Door Replacement, AWM
9612 BRASSIE WAY - Sidelight, AWM
75 BRASSIE CT - Deck, AWM

NORTHGATE
20215 GENTLE WAY - Replacement Windows, AWM
10 GRAZING CT - Vinyl Siding, AWM
9308 GRAZING TER - Fence and Gate, AWM
20505 ASPENWOOD LN - Solar Systems, AWM
20404 CHERRYSTONE CT - Front Door Replacement, AWM
20204 DARLINGTON DR - Roof, A
20204 DARLINGTON DR - Downspout/Gutter, A
9808 MAPLE LEAF DR - Shutter Removal, D
9808 MAPLE LEAF DR - Vinyl Siding and Trim, AWM
10005 MAPLE LEAF DR - Storm Windows, AWM

NORTH VILLAGE
20701 HIGHLAND HALL DR - Vinyl Siding, AWM
20666 HIGHLAND HALL DR - Downspout/Gutter, AWM
20666 HIGHLAND HALL DR - Trim, AWM
20666 HIGHLAND HALL DR - Vinyl Siding, AWM
20656 HIGHLAND HALL DR - Security Device, AWM
20656 HIGHLAND HALL DR - Replacement Windows, AWM
20643 HIGHLAND HALL DR - Roof, AWM
9379 CHADBURN PL - Fence and Gate, AWM
15 STRATH HAVEN CT - Replacement Windows with Capped Trim, AWM
1 STRATH HAVEN CT - Replacement Patio Door, AWM
1 STRATH HAVEN CT - Replacement Door, AWM
1 STRATH HAVEN CT - Deck, AWM

9329 JARRETT CT - Exterior Paint, AWM
4 VINEYARD HAVEN CT - Steps, AWM
4 VINEYARD HAVEN CT - Deck, AWM

PATTON RIDGE
9844 MEADOWCROFT LN - Roof, A
9913 SHREWSBURY CT - Replacement Patio Door, A
9913 SHREWSBURY CT - Window Addition, A
9 MASTENBROOK CT - Steps, A
9812 DELLCASTLE RD - Exterior Paint, A
9347 WEATHERVANE PL - Security Camera, A
9335 WEATHERVANE PL - Exterior Paint, AWM
9201 WEATHERVANE PL - Exterior Light, A
19841 BILLINGS CT - Vinyl Siding, AWM
19825 BAZZELLTON PL - Fence and Gate, AWM
20004 HOFFSTEAD LN - Vinyl Siding and Trim, AWM
20004 HOFFSTEAD LN - Front Door Replacement, AWM
20004 HOFFSTEAD LN - Shutters, AWM
20133 HOB HILL WAY - Front Door Replacement, A
20133 HOB HILL WAY - Sidelight, AWM
20133 HOB HILL WAY - Storm Door, A
9527 BRIAR GLENN WAY - Replacement Patio Door, A
9425 CHATTEROY PL - Exterior Paint, AWM
9404 QUILL PL - Replacement Windows, AWM
9721 DUFFER WAY - Roof, A
9717 DUFFER WAY - Roof, A
19715 GREENSIDE TER - Replacement Windows with Capped Trim, A
19710 GREENSIDE TER - Fence and Gate, AWM

SOUTH VILLAGE
9806 ISLANDSIDE DR - Roof, A
9806 ISLANDSIDE DR - Roof, A
18612 NATHANS PL - Downspout/Gutter, D
18612 NATHANS PL - Gate, AWM
18627 NATHANS PL - Exterior Paint, D
9518 TREYFORD TER - Roof, AWM
18101 COPPS HILL PL - Exterior Light, AWM
18101 COPPS HILL PL - Storm Door, AWM
9410 WALBURG WAY - Replacement Windows, AWM

9978 LAKE LANDING RD - Deck, A

STEDWICK
19034 STEDWICK DR - Miscellaneous, A
19034 STEDWICK DR - Miscellaneous, AWM
19026 STEDWICK DR - Fence and Gate, AWM
19026 STEDWICK DR - Miscellaneous, AWM
19106 STEDWICK DR - Shed, AWM
19106 STEDWICK DR - Fence and Gate, AWM
19007 COLTFIELD CT - Vinyl Siding and Trim, AWM
19007 COLTFIELD CT - Replacement Patio Door, AWM
19007 COLTFIELD CT - Replacement Windows, AWM
19007 COLTFIELD CT - Patio, A
19007 COLTFIELD CT - Roof, AWM
19007 COLTFIELD CT - Downspout/Gutter, AWM
19007 COLTFIELD CT - Trim, AWM
19007 COLTFIELD CT - Gutter Guard, A
10330 WATKINS MILL DR - Replacement Windows, AWM
10330 WATKINS MILL DR - Replacement Patio Door, AWM
10325 WATKINS MILL DR - Roof, AWM
10325 WATKINS MILL DR - Downspout/Gutter, AWM
10400 CAPEHART CT - Walkway, A
10400 CAPEHART CT - Patio, A
10500 CAMBRIDGE CT - Deck, AWM
19015 CAPEHART DR - Fence and Gate, AWM
19046 CAPEHART DR - Roof, AWM
10308 BATTLERIDGE PL - Roof, AWM
10204 BATTLERIDGE PL - Vinyl Siding, AWM
19532 BURLINGAME WAY - Deck, AWM
19325 FRENCHTON PL - Walkway, A
19325 FRENCHTON PL - Patio, A
19332 FRENCHTON PL - Roof, AWM
19205 RACINE CT - Shutters, AWM
19214 DUNBRIDGE WAY - Exterior Paint, A
19214 DUNBRIDGE WAY - Storm Door, A
19214 DUNBRIDGE WAY - Shutters, A
19214 DUNBRIDGE WAY - Vinyl Siding and Trim, AWM

19214 DUNBRIDGE WAY - Door, AWM
19217 DUNBRIDGE WAY - Walkway, AWM
10600 WAYRIDGE DR - Roof, A
10708 WAYRIDGE DR - Downspout/Gutter, AWM
10639 WAYRIDGE DR - Trim, A
10625 WAYRIDGE DR - Front Door Replacement, A
10619 WAYRIDGE DR - Retaining Wall, D
10413 MERCADO WAY - Replacement Windows, AWM
19536 DESMET PL - Roof, AWM
10108 BLUE TEE TER - Exterior Paint, AWM
19660 CLUB LAKE RD - Exterior Paint, AWM
10034 WEDGE WAY - Patio, AWM
10036 WEDGE WAY - Vinyl Siding and Trim, AWM
10042 WEDGE WAY - Trim, A
10222 CRESTED IRIS DR - Downspout/Gutter, A
10336 ROYAL WOODS CT - Trim, A
10326 ROYAL WOODS CT - Replacement Windows, D
10348 ROYAL WOODS CT - Roof, D
10265 COVE LEDGE CT - Roof, A
31 CRESTED IRIS CT - Replacement Windows, A

THOMAS CHOICE CONDOMINIUM
19639 BRASSIE PL - Replacement Windows, A
19643 BRASSIE PL - Garage Door, AWM

WHETSTONE
19146 ROMAN WAY - Roof, AWM
19120 ROMAN WAY - Roof, A
19121 BROOKE GROVE CT - Brick Replacement, AWM
9504 WHETSTONE DR - Fence and Gate, AWM
19117 N PIKE CREEK PL - Garage Door, AWM
19105 N PIKE CREEK PL - Fence and Gate, AWM
19105 N PIKE CREEK PL - Miscellaneous, AWM
9300 HAYMARKET PL - Replacement Patio Door, AWM
9300 HAYMARKET PL - Replacement Windows with Capped Trim, AWM
9629 WHETSTONE DR - Window Addition, A
9629 WHETSTONE DR - Miscellaneous, AWM
9629 WHETSTONE DR - Replacement Patio Door, A
9629 WHETSTONE DR - Deck, AWM

HOMES CORPORATIONS

HOMES CORPORATIONS & CONDOMINIUM ASSOCIATIONS

Homes corporation and condominium association articles are provided by representatives or board members from the corporations and associations. The information and opinions provided within these articles do not necessarily reflect the views of the Montgomery Village Foundation, its Board of Directors, representatives or staff. Residents with specific questions or concerns about the information contained in these articles should contact their community manager or the author of the article.

NORTH VILLAGE VIEW

The Right Stuff: Mow'em, Bag'em, Curb'em

by the North Village Board of Directors

Here are the dates for curbside leaf pickup. Watch for the signs and be ready to take action!

Monday, Nov. 16 to Thursday, Nov. 19

December dates are TBD. Check the Village News at https://mvnews.online/hoa_coa_news and on [NextDoor.com](https://www.nextdoor.com) for updates.

IMPORTANT: Please, please, please do not rake leaves into the streets at any time! Rake to the curb when the BrightView Landscaping signs have been posted that pickup is imminent. At all other times, homeowners are responsible for leaf removal either by bagging and recycling or mulching them. Leave the bags out on the curb for the county recycling on their regular service days. The county will take them at no cost. Branches should be trimmed to a 4-foot width and tied in bundles for county pickup.

HIRED LANDSCAPERS

Please remind your hired landscapers to pick up or bag the yard waste when they are done with your lawn. There has been a recent trend of workers blowing the debris and leaves onto common areas, again creating more work and potential cost to the entire community.

At the end of October, we had a previously announced a leaf pickup that took place in a few neighborhoods due

to the extraordinary number of leaves falling early this year. It was urgent that we kept storm drains and gutters clear to avoid expensive maintenance and cleanup. If we had not picked up—and incurred considerable unbudgeted expense—the ensuing rain storms may have caused significant problems.

BULK PICKUP IS FREE, AND KEEP RECYCLING

Free bulk pickup on large items is available. Remember that failure to call and arrange the bulk pickups leads to increased costs for all of us. Many of us have now seen updated recycling information on our blue cans and front doors. Review the fliers and postcards and keep them handy. Contact the numbers below or go to MyGreenMontgomery on Facebook for more details.

DAYLIGHT SAVING TIME HAS ENDED... SO BE CAREFUL DRIVING!

With the loss of daylight at this time of year, please be mindful of lowlit areas, pedestrians and dog walkers. Be sure to turn on your outside lights earlier. Remember to lock your car doors and keep your garage inner doors locked.

SAY IF YOU SEE

"If you see something, say something." In other words, if you see suspicious activity anywhere in Montgomery Vil-

lage, please call the police at 301-279-8000. Of course, if it is an emergency, dial 911.

IMPORTANT

NUMBERS TO KEEP:

APS Security: 240-631-2399
Potomac Disposal:

301-294-9700

MC Recycling – New Blue

Bins – Scrap Metal: 311

Pepeco: 877-737-2662

WSSC: 301-206-4001

NEXT MEETING

The next North Village board meeting is scheduled for 7 p.m. on Thursday, Nov. 19. Due to the current COVID-19 pandemic, the meeting will be conducted via audio/video conference. Individuals desiring to attend the November virtual board meeting must e-mail their intent to attend the meeting with their name and unit address to asteward@mof.org no later than noon on Thursday, Nov 19. Management will then respond with further instructions.

Individuals desiring to speak to the board during residents time must e-mail their comments and or questions to asteward@mof.org no later than noon on Thursday, Nov 19.

If you have any questions or want to report any problems, call Community Manager April Steward at 240-243-2327.

North Village View: for residents of Essex Place, Highland Hall, McRory, Perry Place, Picton, Pleasant Ridge and Salem's Grant.

NORTHGATE NEWS

Northgate leaf removal and more

by the Northgate Board of Directors

Leaf removal is on its way, if it has not begun already. Williams Range is first, with all other subdivisions to follow. Please rake your leaves to the curb, not the street, for pickup.

We ask residents of The Points and Williams Range to be mindful not to park cars on the street directly opposite one another. It makes snow and leaf removal very difficult. Residents should utilize their garages and driveways, and also not park in front of other residents' homes. Your consideration is appreciated.

At the October meeting, the board voted the funds

necessary to repave The Points. Work should begin in spring, weather and circumstances depending. Dominion Paving won the competitive bid.

The Northgate board will not meet in November. The next meeting is scheduled for Tuesday, Jan. 12, 2021. As noted in previous columns, the board will continue to meet remotely.

We wish everyone a safe Thanksgiving.

Northgate News: for residents of Apple Ridge, Dorsey's Regard, McKendree I & II, Overlea, The Points, Shadow Oak and Williams Range.

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PATTON RIDGE REPORT

Patton Ridge reminders

by the Patton Ridge Board of Directors

The fall season is a good reminder that the cycle of nature is also reflected in our lives, that all things eventually come to an end. That seasonal lesson is of special significance to all of us this year. We appreciate all of the residents that have taken the time to approach the board with their concerns and offers of support. We also

want to thank our community management partners that have worked extremely hard to respond to resident needs over the course of a difficult year.

As a reminder, our covenants state that the display of political/campaign signs is allowed 60 days prior to Election Day provided they are relevant to the election and are confined within private property. Signs must be removed 14 days after

the election for which they are intended. Please also remember that vehicles may only be parked in designated areas and that parking is not allowed on community property or grassy areas.

Patton Ridge Report: for residents of Arrowhead, Fairway Islands, Fairridge, Greentee I & II, Highfield and Partridge Place I & II.

Stay connected! www.montgomeryvillage.com



HOMES CORPORATIONS

WHETSTONE WATCH

Autumn brings about change

by the Whetstone Board of Directors

Autumn is in full effect here in Whetstone. As one can see, there are leaves everywhere by now. Leaf collection does not start until the week of December 7. Until then, if you are clearing leaves off of your property, please be sure to bag them as we do not want the streets unnecessarily cluttered with piles of leaves. You can place them in the brown paper bags and set them out with your regular recycling collection.

The old Professional Center has been torn down to make way for the new Lidl grocery store. We look forward to having a new use for the space soon. This will only add to the updates that are being completed across the street at Montgomery Village Center.

As we start the beginning of the holiday season, we can sit back and start to reminisce about the very eventful year we have had so far. We will also probably plan to see family during this time as well. Please be safe and enjoy yourselves!

As stated in the last "Whetstone Watch," the county is planning on revamping Centerway Local Park. The project is not projected to be completed until 2022. Interested residents should check out the county parks webpage for more information, and to find out how to become involved: www.montgomeryparks.org/projects/directory/centerway-local-park.

In an effort to communicate more effectively with our residents, the WHC board would like to update our board e-mail list. This allows you to receive meeting notices, agendas, emergency information, etc. This is not a neighborhood discussion forum. If you are not on the current list or have changed your provider, just send an e-mail to vermillion.whc@gmail.com.

Whetstone Watch: for residents of The Courts, Goshenside, Lakeside and the Ridges of Whetstone.

Leaf Removal Schedule

Below is the anticipated leaf removal schedule for most of the homes corporations and condominium associations in Montgomery Village managed by MVF. Crews are expected to be in the community listed on the weeks listed (weather permitting). Please be sure that your leaves are raked to the curb (where applicable) in time for removal on the scheduled week. In the event of a rain delay, the calendar will shift to the next calendar day; therefore, the entire schedule will shift for each community as well. We will update the website each Friday with any weather-related changes to the schedule.

CHRISTOPHER COURT LAND ASSOCIATION

Monday, Nov. 16
Thursday, Dec. 10

EASTGATE

The week of November 30

EAST VILLAGE

The week of November 30

MARYLAND PLACE

Tuesday, Nov. 24
Tuesday, Dec. 15

NORTH VILLAGE

The week of November 16
The week of December 14

PATTON RIDGE

The week of November 9
The week of December 7

SOUTH VILLAGE

The week of November 9
The week of December 7

STEDWICK

The week of November 16
The week of December 14

THOMAS CHOICE CONDOMINIUM

Monday, Nov. 16
Thursday, Dec. 10

WHETSTONE

The week of December 7

Note: If you miss your scheduled date for curbside leaf removal, you may place your leaves in approved paper bags, to be placed at the curb and removed at no charge by the county on your recycling day. Do not place leaves in plastic bags, as they will not be removed by either the county recycling or your trash contractor. If you have any questions regarding leaf removal, please contact your community manager.

HOMES CORPORATIONS CALL FOR CANDIDATES

Volunteers needed for homes corporation boards of directors

Each year, the Village homes corporations seek candidates for election to their boards of directors. Interested residents are invited to submit applications for candidacy to the Nominating Committee of their local homes corporation.

Directors of homes corporations are responsible for setting assessments and managing the maintenance of all open spaces, streets, paths and lights that belong to the individual homes corporation.

Basic qualifications for board membership are time and interest, but whatever other knowledge, training, skills or experience one has will almost certainly be used in some capacity.

1. According to the documents, a candidate is not required to be a resident of Montgomery Village, except in Whetstone Homes Corporation and North Village Homes Corporation, where the candidate is required to be a resident homeowner. However, resident candidates must be in good standing with the Montgomery Village Foundation and their respective homes corporation with regard to covenants and policies and must be current in all assessment payments. In several cases, the Nominating Committee is

given the authority to determine which of the nominees will be on the final slate of candidates.

2. To apply for candidacy, a prepared statement of the applicant's qualifications and interests must be delivered to any member of the Nominating Committee or to the Montgomery Village Foundation office, 10120 Apple Ridge Road, no later than 5 p.m. on the closing dates stated in the box.

3. A candidate may be solicited or may volunteer. A resident nominating another resident must secure his/her written consent.

4. The number of candidates is unlimited.

5. All nominees will be requested to submit a single page (typewritten, double spaced) statement, which will be reproduced in the December, January or February issue of the *Village News* and will be sent to all voters along with the ballots (standard form will be supplied to board nominees).

6. Also, per a new Montgomery County Law, effective January 1, 2016, if elected, candidates must participate in a Montgomery County Commission on Common Ownership Communities (CCOC)-approved board member training class,

to be scheduled and completed within 90 days of the start of their term of service.

Ballots will be mailed to the electorate either in December, January or February, depending on the specific corporation's election calendar.

In addition to electing directors, each homes corporation also elects a representative and an alternate representative to the MVF for one-year terms. Suggested names for the position will appear on the ballots.

Each board of directors consists of nine directors who serve three-year terms. The terms are staggered, creating three vacancies every year.

Note: While the word count for candidates' statements varies among homes corporations (check with your community manager), the word count for candidates' statements for the *Montgomery Village News* must not exceed 200 words per candidate. To view *Village News* guidelines, visit www.montgomeryvillage.com, select Press Room, select *Village News*, then Village News Editorial and Submissions Policy (see #4 under Homes Corporations/Condominium Associations).

EASTGATE

Nominating Deadline: Friday, Dec. 18
Nominating Committee: Whole Board

EAST VILLAGE:

Nominations Close: Friday, Jan. 8, 2021
Nominating Committee: K. Linck, M. Guillen

MARYLAND PLACE

Nominations Close: Monday, Jan. 4, 2020
Nominating Committee: A. Thomas, N. Meads, C. LaRose

NORTH VILLAGE

Nominations Close: Monday, Nov. 16
Nominating Committee: C. Conlon, J. Powell

PATTON RIDGE

Nominating Deadline: Tuesday, Nov. 26
Nominating Committee: R. Bally, B. Coffee-Borden, B. Post

SOUTH VILLAGE

Nominations Close: Wednesday, Nov. 30
Nominating Committee: Whole Board

STEDWICK

Nominations Close: Friday, Jan. 4, 2021
Nominating Committee: Whole Board

WHETSTONE

Nominations Close: Thursday, Jan. 8, 2021
Nominating Committee: B. Price, J. Martin, M. Allen

HOMES CORPORATIONS

STEDWICK SIGNALS

Late fall in Stedwick

by the Stedwick Board of Directors

While it has been a long and somewhat warm summer, true fall weather appears to have arrived. With that, Stedwick's leaf pickup has been scheduled for the week of November 16. Please watch for signs to be posted.

While some things may feel like they are taking a long time, the Stedwick Homes Corporation (SHC) Board of Directors and community management continue to work for the benefit of all residents. In addition to the daily support of researching resident concerns, approval of maintenance expenditures, paying for the street lights along Stedwick Road, maintaining and paying for the entry way and path lights and working with Pepco on lighting issues (to name just a few of the items we tackle), the community manager continues to research and run down facts and solutions for larger projects: parking solution options (the steps and cost to convert green space to parking); evaluation by a pest control company regarding rodent issues in some neighborhoods; solution for the erosion issue behind Mercado Way (large project); ingress/egress of Kindly Court and Watkins Mill Road; and Village Center development updates. When the facts and costs have been determined for these larger projects, the information will be presented to the board of directors for evaluation and approval.

PARKING UPDATE

Parking is and will continue to be a hot topic. An extensive article entitled "Parking Update" appeared in the August 7

Village News. At the October 21 board meeting, the community manager gave a detailed briefing on the status of parking solutions implemented/to be implemented within other communities in Montgomery Village. This included the solution (e.g., stickers, hang tags), an overview of the policy, how many stickers/hang tags per residence, towing enforcement, how assessments were handled, how going into arrears on assessments with a sticker/tag will be handled and cost to implement. The SHC board will begin working on a draft policy for Stedwick and will continue to get updates as to how residents in the other communities are adjusting to the parking solution/enforcement. Residents are encouraged to provide feedback via the Parking Proposal Comments form on the Stedwick website, <https://stedwickhc.com>; click the "Upcoming Events" tab.

GREEN SPACE UPDATE

The maintenance contractor installed plants at the check dams. Grass has been cut and edging completed as scheduled. General tree trimming and removal of branches has been completed (multiple contractors were used). Tot lots continue to be inspected and maintained and bulk trash has been removed.

Note: when the maintenance contractor is sent to clean up bulk trash, SHC is charged because this is not part of the maintenance contract. In August and September, \$1,088.32 of resident assessment dollars were spent to pick up and dispose of bulk

trash. If the residence of the person who dumped the bulk trash can be identified, a letter is sent to the residence and community management tries to collect a fee to offset the use of assessment dollars. The board requests that residents attempt to schedule bulk trash pickup with Potomac Disposal at www.potomacdisposal.com.

The board approved the purchase of 25 trees that were planted within Stedwick. The specific location for each tree was determined by the maintenance committee. In addition, six new American Chestnut seedlings were delivered and planted to replace seedlings that did not survive.

PUBLIC SAFETY OFFICIAL MEET AND GREET

For residents who are interested, on Monday, Nov. 9, at 7 p.m., you can join Councilmember Craig Rice for a virtual meet and greet opportunity with key public safety officials: Fire Chief Scott Goldstein, Sheriff Darren Popkin and newly appointed 6th District

Police Commander Captain Michael Ward. Pre-registration is required to attend: https://zoom.us/webinar/register/WN_-aTq3aVxS-WI36AL3UUI-BA.

BOARD-SPECIFIC NEWS

The criteria to become a candidate for nomination to the Stedwick Homes Corporation Board of Directors was amended and approved at the October 21 meeting. The criteria is available on the Stedwick website (<https://stedwickhc.com>). To become a candidate for nomination, please submit a written statement of no more than 150 words describing the qualifications, interests and reason for candidacy (why you would like to serve on the board). The board encourages all residents who have an interest in the Stedwick community to submit a statement. Statements are due to the MVF Office by 5 p.m. on Monday, Jan. 4, 2021.

The next meeting of the SHC Board of Directors is scheduled for 7:30 p.m. on

Wednesday, Nov. 18. The first few minutes of the meeting is residents time, when residents can talk to the board members, share ideas, express concerns (parking and trash are recurring items), or otherwise make the board members aware of needs and items of interest. We invite all residents to come out and participate. This will be the last meeting in 2020.

CONTACT US (ANY TIME):

Check out our website at <https://stedwickhc.com>. You can access Stedwick Homes Corporation policies, subscribe to "Stedwick Signals" (e-mail newsletter), view architectural standards, view minutes from board meetings, submit a maintenance request, provide feedback on parking solution options and pose other questions/concerns to the SHC Board of Directors.

Stedwick Signals: for residents of Club Hill, Clusters of Stedwick I, II, III, Forest Brooke, Frenchton Place, Ridges of Stedwick and The Heights.




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 <p>Coming Soon!</p>	 <p>Under Contract</p>	 <p>Just Sold!</p>
<p>Woodland Hills \$389,900</p>	<p>East Village \$610,000</p>	<p>Goshen Estates \$674,500</p>
<p>End Unit Townhouse Beautiful End Unit Townhouse in Woodland Hills. Over \$131K in Upgrades & Updates. Updated kitchen with 42" cabinetry, granite counters, & stainless steel appliances. Updated roof & HVAC system. 3 BR, 3.5 updated BAs, & 1-car garage. LR has an electric fireplace. Freshly painted interior & exterior. Newly renovated basement. New lighting throughout. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p>Toll Brother's Colonial Stunning Colonial in East Village. 4 BR, 3.5 Baths, & 4-Car Tandem Garage. Over \$162K in upgrades & updates! Gleaming hardwood floors on main level & upper hallway. Updated kitchen w/ newer cabinetry, granite counters & back splash walls. Updated master bath! Finished lower level has stairs to side yard. Enjoy the outdoors on the deck & in-ground pool. Backs to nature park. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p>Lovely Colonial! Toll Brothers Grand Philmont Colonial. 4 BR, 4.5 Baths & 3-Car Garage. \$45K in Upgrades & Updates! New Roof & Skylights. Center isle kitchen w/ Corian counters & SS appliances. 2-Story FR w/fireplace. Master BR has sitting room, walk-in closet, & master BA. 1th BR w/sitting room & full BA. Finished walk-up stairs to backyard has rec room w gas FP, wet bar, den, & full BA. Home Warranty! Virtual Tour: HomesByAudrey.com</p>

www.HomesByAudrey.com For Open House Directions & Virtual Tours of All Our Homes

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AT YOUR LEISURE

Garden Club beds plants for winter

It's bedtime for blossoms at the Montgomery Village Garden Club's Display Garden located at the North Creek Nature Center Garden. On a warm October's afternoon, a group of properly masked club members gathered to tuck away the perennials. The summer plants must hibernate for the winter months, resting till spring nudges them to life again.

So, the group created the best method for protecting vegetation from winter's harsh conditions. First, the site was cleared of those pesky weeds that had invaded the plot. The aggressive Beebalm was split, and replanted to serve as a backdrop for new spring plants. Then the area was covered with a generous layer of cardboard and newspaper to inhibit those weeds' little seeds from sprouting later.

The covering required an additional barrier. Here pine needles worked well. The application of a good, thick blanket of nature's generous organic gift completed the task. Then to frame the plot's boundary, 30-feet of rock was laid. These rocks were gathered by two garden club members whose stony yard appears to be an old quarry site.

Summer 2021's display will feature a happy blend of native American plants, and Monarch Butterfly-at-

tracting milkweed. Also included will be an assortment of colorful annuals carefully selected to resist drought and deer. Plants will be labeled so as to allow passersby to observe and then to adapt these flowers to their own gardens.

If you would like to know more about the Montgomery Village Garden Club or this display garden, e-mail montgomeryvillagegardenclub@gmail.com or visit our Facebook page (Montgomery Village Garden Club).



Rotary Virtual Gala to feature Congressman David Trone as Keynote



President of Montgomery Village Rotary Club David Zeff recently announced updates for the special, virtual, Rotary-sponsored, community event has been scheduled for Saturday, Nov. 14 from 6 to 8 p.m.

Excited as the event draws nearer, Zeff noted, "We've confirmed Congressman David Trone as a Keynote Speaker. His comments, along with the activities for the evening will make this 'First Annual' a great experience."

Montgomery Village Rotary Club is excited to share its 1st Virtual Gala Event to continue raising awareness and funds for community charities. Each year for the past 7 years, Montgomery Village Rotary Club, along with its area partners in the Historic Emory Grove and Gaithersburg rotary clubs, we have marshalled the energy of community service minded individuals and businesses to show their support for the heroes in our lives. This past year – due to the pandemic – we had to cancel the annual Flags For Our Heroes event, but we continued to promote opportunities for giving through our Go Fund Me page, and now with a special event in the virtual land of Zoom.

Zeff added, "attracting people to this virtual event should be a reasonable

success – Zooming has become a reality of daily life, and we're offering a couple hours of entertainment, plus the chance to help our club raise funds for local charities."

Local retired business owner and former Rotary President Dale Howard noted, "When people are bidding on items there's a special opportunity to not only buy something you can get joy of ownership from, but even more importantly is the reality that 100% of your money is going to local charities that need our help, now more than ever."

The evening will feature a silent auction, entertainment, testimonial speakers and more. Highlight acts include: the comedy of Robert Mac, winner of Comedy Central Grand Prize on "Laugh Riot"; the magic of Mark Phillips, winner of National Theater's "Star of Magic" Award; music by The 19th Street Band, a constellation of Americana, country and rock characterized by high energy and strong vocal harmonies; music by Bryan Frates, Rotarian and super-talented singer/songwriter and performer from Portland, Maine; and, music by The Taylor Family Singers, an amazing locally-based family of soulful singers.

For tickets and more information, visit www.trellis.org/mvrcgala.

Give Thanks to Essential WORKERS

Join us in thanking the essential workers who service our neighborhoods!



Pictures, Cards, Videos and More

We will be accepting drawings, posters, cards, etc. at Lake Marion Community Center on Wednesday, Nov. 11 from 9 a.m. to 6 p.m. You may also e-mail your videos and pictures to Tara O'Shea at toshea@mvf.org, or mail cards, drawings, posters, etc. to:

Montgomery Village Foundation
Attn: Tara O'Shea
10120 Apple Ridge Rd.,
Montgomery Village, MD 20886

Boot Camp Workout

Get ready for the Thanksgiving Holiday with a free Boot Camp workout for all essential workers at Lake Marion Community Center on Wednesday, Nov. 18. Times to choose from:

- 7:30 a.m.
- 12:30 p.m.
- 7 p.m.

Pre-registration is required.

COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.



For more information or to volunteer, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.



MILESTONES

WMHS student's poetry accepted for national publication



East Village resident and Watkins Mill High school student Zoey Dodge has had her poetry entry in the National High School Poetry Contest accepted for publication. Her poem, entitled "Dearest Country," appeared in a recent edition of the American High School Poets "My World" anthology.

"My World" is a meaningful study of introspective poems written by teenagers from all over the country. It explores how today's teens

view their world and where they see themselves fitting into today's complex moral and social issues. It is a quarterly publication and is published by the Live Poets Society of NJ in conjunction with "JUST POETRY!!!" the national high school poetry quarterly magazine.

For more information about the contest or poetry entries, visit www.highschoolpoetrycontest.com or www.justpoetry.org.

Watkins Mill student nominated for The Congress of Future Medical Leaders

Watkins Mill High School senior Tanya Yahouedeou has been selected as a Delegate to the Congress of Future Medical Leaders, which will convene later this month.

The Congress is an honors-only program for high school students who want to become physicians or go into medical research fields. The purpose of this event is to honor, inspire, motivate and direct the top students in the country interested in these careers, to stay true to their dream and, after the event, to provide a path and plan resources to help them reach their goal.

Yahouedeou's nomination was signed by Dr. Mario Capecchi, winner of the Nobel Prize in Medicine and the Science Director of the National Academy of Future Physicians and Medical Scientists to represent Watkins Mill High School, based on her academic achievement, leadership potential and determination to serve humanity in the field of medicine.

During the three-day Congress, Yahouedeou will join

students from across the country and hear Nobel Laureates and National Medal of Science Winners talk about leading medical research; are given advice from Ivy League and top medical school deans on what to expect in medical school; witness stories told by patients who are living medical miracles; are inspired by fellow teen medical science prodigies; and learn about cutting-edge advances and the future in medicine and medical technology.

This is a crucial time in America when we need more doctors and medical scientists who are even better prepared for a future that is changing exponentially. Focused, bright and determined students like Yahouedeou are our future, and she deserves all the mentoring and guidance the program can give her.

The Academy offers free services and programs to students who want to become physicians or go into medical science. Some of the services and programs the Academy offers are online social networks

through which future doctors and medical scientists can communicate; opportunities for students to be guided and mentored by physicians and medical students; and communications for parents and students on college acceptance and finances, skills acquisition, internships, career guidance and much more.

The National Academy of Future Physicians and Medical Scientists was founded on the belief that we must identify prospective medical talent at the earliest possible age and help these students acquire the necessary experience and skills to take them to the doorstep of this vital career. Based in Washington, D.C. and with offices in Boston, MA, the Academy was chartered as a nonpartisan, taxpaying institution to help address this crisis by working to identify, encourage and mentor students who wish to devote their lives to the service of humanity as physicians and medical scientists.

For more information, visit www.FutureDocs.com or call 617-307-7425.

Montgomery Village designer to host virtual fashion show

Montgomery Village-based fashion designer Reginald Wilson has been inspired to host his first ever virtual fashion show on Saturday, Dec. 19. The creative director and lead designer of the labels La Vincient and La Vincient Male decided to hold a virtual fashion show accessible to the world. Wilson



says that in the troublesome and uncertain times of COVID-19, he did not feel comfortable showcasing his 2020 collection with a live audience. Wilson goes on to say that even with all the safety precautions the production team had put into place, he still did not feel that he could keep all guests, models and hair and makeup artists safe.

After talking with producers, the responsible decision was made to have the year-end fashion show virtually. Wilson will showcase a total collection of more than 80 looks for both women and men.

The move into online fashion shows has pushed the industry to develop creative ways to showcase

their collections to the world that would not be accessible to the general public. This provides a worldwide stage for designers to reach consumers not only in the United States, but to other countries, giving them a virtual experience into what happens during a fashion show. Fashion shows have evolved from just showcasing garments into providing the audience with authentic experiences that draw them into the mind and conceptualizations of the designer.

Tickets to the virtual show are available online at www.baltimore-fashionweek.com, starting at \$10 for general admission. The year-end fashion show will prove to be an experience that will help reconnect the world.

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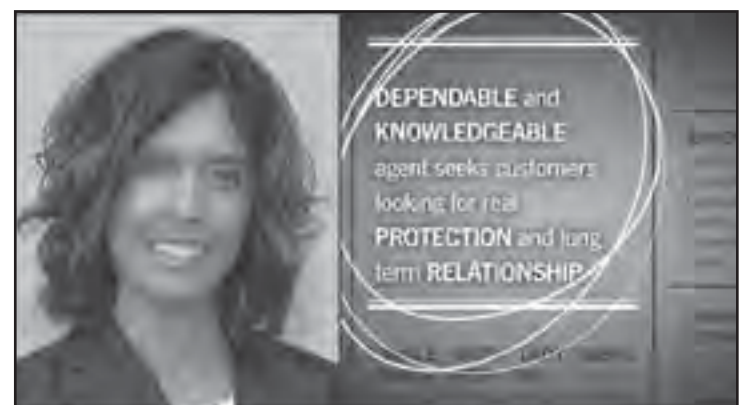
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RECREATION

Holiday Farmers' Market

Look for the special Holiday Market Day just in time for Thanksgiving! The market will be open for one last date on Saturday, Nov. 21 for the Third Annual Holiday Farmers' Market. This is the perfect time to get your turkey from Springfield

Farms, bread and pies from Barley Field Orchard or your squash and pumpkins from our produce vendors.

For more information, contact Sarah Maizel at 240-243-2338, e-mail smaizel@mvf.org or visit www.mvffarmersmarket.com.



Tennis

Don't let the cold stop you from perfecting your tennis stroke! New youth tennis classes are coming to Lake Marion Community Center, 8821 East Village Avenue on Thursdays and Saturdays. Classes are geared for ages 4 to 9, using low compression, light slow-moving balls. Kids will learn to track balls, proper stroke technique, rallying and play fun games.

Class times, days and age ranges vary; all classes cost \$75/Resident and \$85/Non-resident. For more information or to register, call 301-948-0110 or visit www.montgomeryvillage.com.

Gentle Yoga via Zoom

Anyone age 50 and older can Zoom with us and enjoy a yoga class from the comfort of home! This relaxed class will help develop agility, balance and muscle tone. Exercises are done in a relaxed way and held for increasing lengths of time.

Gentle Yoga is scheduled for 1 p.m. on Thursdays, Dec. 3 through Dec. 17 and costs \$36/Resident and \$46/Non-resident.

Participants must provide a valid e-mail address. For more information or to register, call 301-948-0110 or visit www.montgomeryvillage.com.

Game of



Did you enjoy the Scarecrow Scavenger Hunt? Continue the fun with our first ever live game of Clue! Are you a good enough detective to figure out who stole the turkey from the MVF team? Clues will be hidden around Kaufmann Park, The Heights, Martin P. Roy Recreation Area, Apple Ridge Ball Field and Watkins Mill Recreation Area. Be sure to maintain appropriate social distancing while you investigate—and please don't touch or remove the clues!

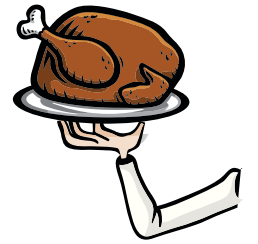
Once you have figured out the mystery, be sure to e-mail your answers to toshea@mvf.org. All answers must be entered no later than 9 p.m. on Sunday, Nov. 15.

Don't give away the answers to others!

The mystery will be available from Saturday, Nov. 7 through Sunday, Nov. 15. Registration is required.

Everyone who answers correctly will be eligible to enter a drawing to win a turkey from Springfield Farms.

For more information or to register, contact Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.



Helping those in need

The season of giving is upon us—help others in our area who may need a boost this holiday season. MVF is setting up contactless food and toy drive events to benefit residents in our own community. The goal this year is to work with local charities and keep all donations within the Village.

FOOD DRIVE

Everyone deserves a good meal on Thanksgiving, but it's not always easy to get all the

fixings. Donate non-perishable goods from 9 a.m. to 6 p.m. on Wednesday, Nov. 11 at Lake Marion Community Center, 8821 East Village Avenue.

TOY DRIVE

Although we are not able to hold our annual Holiday Concert and Toy Drive this year, we would still like to give back to the community.

If you are able to make a donation of a new, unwrapped children's toy or item, stop by

Lake Marion Community Center, 8821 East Village Avenue, anytime between 8 a.m. and 2 p.m. on Saturday, Dec 12.

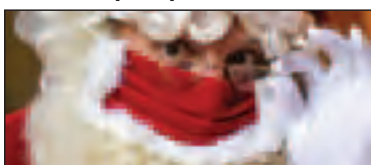
Both events will be contactless for your safety and convenience. Simply pull up to the front door and pop your trunk and staff will gladly retrieve items from your trunk. For more information on either event, call 301-948-0110 or visit www.montgomeryvillage.com.

The following statement applies to all MVF classes, programs and events: COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.

CO-CO-CO CRAFTS & SANTA

When Santa comes to Montgomery Village, we hope you're there! We are hosting an outdoor event at Lake Marion Community Center where you can bring your letter to Santa, take some photos and grab a craft and hot cocoa to go!

Saturday, Dec. 12
10 a.m. to Noon
\$3 per person



Register for one of the following time slots:

4008.410 10 to 10:20 a.m.
4008.411 10:30 to 10:50 a.m.
4008.412 11 to 11:20 a.m.
4008.413 11:30 to 11:50 a.m.
4008.414 Noon to 12:20 p.m.

Each time slot is limited to 20 people.

Lake Marion Community Center, 8821 East Village Avenue

COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.



For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Indoor Pickleball

Come see what Pickleball is all about! The game is a combination of badminton, tennis and Ping-Pong. It's never been easier to meet new friends, socialize and learn a new sport. With larger paddles than Ping-Pong, but a smaller court than tennis, this fun sport will have you active in no time. Beginner, intermediate or advanced levels offered.

The next session will run on Monday evenings, from Nov. 10 to Dec. 1 and costs \$40/Resident and \$45/Non-

resident. All participants must wear a face covering before and after class.

For more information or to register, contact Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.



Basketball Express

Basketball Express provides quality training for young children desiring to learn the fundamentals of basketball, while enjoying a dynamic atmosphere. Shooting, dribbling and passing are the core components of each and every training session. Athletes will be given instruction for 65 percent of the time, with the remaining 35 percent concentrated on league play among structured teams.

This class is taught by experienced instructor and referee, Charlie Williams. Ages 6 to 8 practice from 11 to

11:50 a.m., and ages 9 to 12 practice from noon to 12:50 p.m. on Sundays through Dec. 20 at Lake Marion Community Center, 8821 East Village Avenue. Hurry—space is limited due to county guidelines. Participants must register ahead of time; no drop-ins are allowed at this time. The cost to participate is \$105/Resident or \$115/Non-resident

For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

RECREATION

Bootcamp Blast



Start your week with a blast! Joining Kimeshia for this high intensity class will challenge your cardio and muscular endurance, while delivering a total body workout that will boost your fitness level, blast calories and increase muscle tone and overall strength. Bootcamp Blast is a great addition to any workout program. Come push your limits and discover your new personal best!

Bootcamp Blast is scheduled for 7 a.m. on Tuesdays, Nov. 10 through Dec. 29 at Lake Marion Community Center, 8821 East Village Avenue. This class costs \$80/Resident and \$90/Non-resident.

For more information or to register, call Kimeshia Junkins at 240-243-2334, e-mail kjunkins@mvf.org or visit www.montgomeryvillage.com.



H.I.I.T.

Push yourself to the next level with our new H.I.I.T. class with Sarah. This high intensity interval training workout is designed to push you to your maximum potential! Challenge yourself and improve your overall health, build strength, burn calories and sculpt your body. All fitness levels welcome! Participants are highly encouraged to bring their own mat.

Classes are scheduled for 6 p.m. on Wednesdays through Dec. 16 at Lake Marion Community Center, 8821 East Village Avenue. H.I.I.T. costs \$60/Resident and \$70/Non-resident.

For more information or to register, call Sarah Maizel at 240-243-2338, e-mail smaizel@mvf.org or visit www.montgomeryvillage.com.



Outdoor Yoga

Looking for ways to exercise your mind and body? We have just the class for you – Outdoor Yoga! Join Kirsten from 7 to 8 p.m. on Wednesdays on the Lake Marion Community Center Deck, 8821 East Village Avenue, for this hour-long energizing yoga class.

Classes are for beginner/intermediate levels. Please bring your own yoga mat, and wear a face covering. All participants must pre-register for class, no drop-ins accepted. Classes run through Wednesday, Dec. 16, with classes held via Zoom when inclement weather prevents outdoor class.

For more information or to register, contact Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Children's dance classes

Introduce your dancers, ages 3 to 16, to simple, fun exercises, creative dance and music exploration. Your child can learn different styles and show them off in the virtual recital on Saturday, Dec. 19! All classes will be held at Lake Marion Community Center, 8821 East Village Avenue.

BALLET

Enhanced coordination, balance and flexibility through basic ballet positions, steps and terminology, standing barre work and simple center floor exercises. This beginning level ballet class is designed to develop awareness of alignment, basic ballet vocabulary and technique. Class will include basic barre exercises, as well as center work. Your child will have a fun time learning the secrets behind

becoming a great ballerina or danseur!

Classes held on Mondays through Dec. 14 and cost \$70/Resident and \$80/Non-resident.

JAZZ

Jazz focuses on proper dance techniques such as isolations of the body, improving performance quality and developing complex rhythms and patterns. Students will be exposed to various styles of jazz such as Broadway, Street and Contemporary to help develop a well-rounded dancer.

Classes held on Wednesdays through Dec. 17 and cost \$70/Resident and \$80/Non-resident.

For more information or to register for either or both classes, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.

Strength and Flexibility

Let's get moving! Build strength, increase flexibility and learn stretching techniques all in one class. Look good and feel good in this no-impact program. Participants should bring a mat and weights. This program works the whole body without impact on the joints.

Classes are scheduled from 6 to 7 p.m. on Tuesdays and 6:15 to 7:15 p.m. on Thursdays

through Dec. 17 at Lake Marion Community Center, 8821 East Village Avenue. Participants must register in advance; no drop-ins are allowed at this time. The cost to participate is \$65/Resident or \$75/Non-resident for 1 time per week or \$123/Resident or \$133/Non-resident for 2 times per week.

For more information or to register, call Tara O'Shea at 240-

243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.



Deck the Halls and Your Home

Register beginning Tuesday, Dec. 1
Judging between Monday, Dec. 14 and Friday, Dec. 18

1005.436




If you are looking forward to the holidays and want to show your enthusiasm, you can participate in MVF's Holiday Decoration Contest.

Decorate the outside of your home between Tuesday, Dec. 1 and Sunday, Dec. 13.

The Montgomery Village Recreation Team will be out judging community and home decorations during the evenings between Monday, Dec. 14 and Friday, Dec. 18.

Be sure to register at www.montgomeryvillage.com and you could win bragging rights for the most festive house in Montgomery Village! Encourage your neighbors to decorate as well and your community could be dubbed "Best Decorated!"







For more information or to register, call Tara O'Shea at 240-243-2367, e-mail toshea@mvf.org or visit www.montgomeryvillage.com.



Soccer

Saturdays

Nov. 7 to Dec. 19

4024.447 Ages 3 to 5 9 to 9:45 a.m.
\$70/Resident, \$80/Non-resident

4024.448 Ages 5 to 7 9:50 to 10:50 a.m.
\$80/Resident, \$90/Non-resident

Limited to 12 children





Indoor J-ball

Tuesdays

Nov. 3 to Dec. 15

4024.415 Ages 3 to 5 4:15 to 4:45 p.m.
\$70/Resident, \$80/Non-resident

4024.416 Ages 6 to 8 4:50 to 5:35 p.m.
\$80/Resident, \$90/Non-resident



Lake Marion Community Center, 8821 East Village Avenue

COVID-19 safety measures and guidelines must be followed by all participants and will be enforced by MVF staff. All participants must wear facial coverings over the nose and mouth unless otherwise specified and maintain 6-foot distance from one another.







For more information or to register, call Sarah Maizel at 240-243-2338, e-mail smaizel@mvf.org or visit www.montgomeryvillage.com.

MV SENIORS

seniors in action

\$20/Resident, \$40/Non-resident

Your first visit to one of our programs is free!

FALL Session through Friday, Dec. 28

Register now and join Seniors in Action Monday to Friday! These are fun, interactive Zoom sessions for ages 55+ to keep you engaged and educated.

MONDAY

Zumba Gold with Kirsten V 10 to 11 a.m.
Come learn new dance moves and stay active!

Bridge Online with Ralph 1 to 3 p.m.
Are you interested in playing Bridge online? Contact Ralph at collingralph@gmail.com

TUESDAY

Games/Bingo Noon to 1 p.m.
Come play word games, Bingo, and fun interactive games. Learn something new each week.

Book Discussion Group 10 to 11 a.m.
Nov. 17: We will discuss works of fiction by immigrants who write about trying to preserve their culture. This will also encompass Native American authors.

Walking Club AM or PM, you choose!
Take pics of your daily walk or run, and share your pictures at Happy Hour on alternating Fridays

WEDNESDAY

Video Yoga Noon to 1 p.m.

Bridge Online with Ralph 1 to 3 p.m.
Contact Ralph at collingralph@gmail.com

Craft & Laugh! 2 to 3 p.m.
Meet at your favorite Zoom spot to work on your current project. Share and laugh with this creative Zoom group.

THURSDAY

Chair One Fitness 11:45 a.m. to 12:45 p.m.
Nov. 12

Stay Fit for Seniors 11 a.m. to Noon
Nov. 19

Every other Thursday alternate between Chair One Fitness and Stay Fit for Seniors.

FRIDAY

Tea-Time & Trivia 11 a.m. to Noon
Bring your favorite beverage, relax, chat and play a game or two of trivia.

Friday Night Happy Hour 7 to 8 p.m.
Bring your favorite drink and come chat with friends every other Friday night!

Nov. 6: An interactive Laughter Yoga class with Larissa Johnson

Nov. 20: A fun game of "Who Am I?" We will look at pictures of members and MVF leaders. Enjoy the laughter as you see how many you can guess correctly.

A look back...



During this time of distancing, Seniors in Action members have adjusted most of their activities to include lots of Zoom meetings, but with the technology they can still chat, play games and have some great discussions.

Take ACTION and sign up to become part of the most distinct & diverse groups in Montgomery Village!

Spotlight on Seniors...

KATHLEEN BELL

Kathleen Bell is a 20-year Montgomery Village resident. Her interest in the SiA group was one of the main reasons she retired four years ago. She continues to perform weddings as a non-denominational wedding officiant and was volunteering for BlackRock Center for the Arts until the pandemic shut down that facility. As a retired proofreader, Kathleen has volunteered in several capacities for SiA on an administrative level. Her favorite thing about Seniors in Action is the wonderful activities (Rummikub and potluck!) and the life-long friendships she has made. Kathleen brings to the group a variety of talents, a sense of wit, and lots of smiles. We are delighted to have Kathleen as a member of Seniors in Action!



REGISTRATION

Not a member of Seniors in Action? Take ACTION and sign up to become part of the most distinct & diverse group in Montgomery Village! Sign up today for a nominal fee for our September through December session at the MVF Office, 10120 Apple Ridge Road or online at www.montgomeryvillage.com. Need more information? Please contact Susan Baldrige, Seniors in Action Activity Coordinator, at sbaldrige@mvf.org.

Not receiving the weekly SiA e-mails? E-mail sbaldrige@mvf.org to be added to the e-mail list. Get updates and changes related to Seniors in Action. Sign up for the Seniors in Action e-mail list for more information!

CLASSIFIEDS

HELP WANTED

COMMUNITY STANDARDS CUSTOMER SERVICE SPECIALIST

Do you enjoy being outside of the office, driving through neighborhoods looking at homes and working with residents to keep a community beautiful? No experience with HOAs or architecture required, but if you enjoy customer service, have a keen eye for details, strong organizational skills, and an interest in home design, then we want to meet you!

You will:

- Conduct inspections in a variety of communities within Montgomery Village to ensure compliance with community architectural standards
- Provide excellent customer service to residents by phone, in person, and in writing
- Process inspections using a variety of computer and mobile applications and software programs
- Keep work products and files organized
- Manage your time effectively to complete multiple tasks on time and meet monthly goals
- Conduct outreach to residents at Montgomery Village events
- Work well on a team that is passionate about keeping Montgomery Village a beautiful place to live

Salary range is \$35,000 annually, with an excellent benefits package.

Must have reliable transportation and a valid driver's license to complete the inspections.

A full job description and application process can be found online at www.montgomeryvillage.com. For consideration, please submit cover letter and résumé to hr@mvf.org.

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**MONDAY,
NOV. 30**

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 - b. Reject advertisements that compete directly with Foundation programs, events, classes, products and services.
 - c. Reject advertisements that are inflammatory, slanderous, libelous, lewd or include other language deemed inconsistent with the Foundation's mission and policies.
2. No cash refunds or credit adjustments will be made after the advertisement has been published.
3. No credit adjustments will be made after 30 days of publication of the original incorrect insertion.
4. The *Village News* is not liable for any additional costs resulting from the recurring insertions of the original incorrect advertisement if the error has not been reported to the *Village News* in writing by the advertiser within 30 days of publication of the original incorrect insertion.
5. Every effort will be made to afford advertising position requested. Failure to comply with position request will not result in make-good or refund of payment.
6. The *Village News* assumes no liability if for any reason it becomes necessary to omit an advertisement.
7. The *Village News* is not liable for delays in delivery and/or non-delivery in the event of natural disaster, action by any government or quasi-government entity, fire, flood, insurrection, riot, explosion, embargo, strikes whether legal or illegal, labor or material shortage, transportation interruption of any kind, work slowdown, or any condition beyond the control of the publisher affecting publications or delivery in any manner. Timely delivery of the *Village News* shall be defined by the end of Monday immediately following the Friday publication date.
8. Advertiser agrees to indemnify, defend and save harmless the *Village News* and MVF from any and all liability for content including text, illustrations, representatives, sketches, maps, trademarks, labels or other copyrighted matter, or advertisements printed or the unauthorized use of any person's name or photograph arising from the publisher's reproduction and publishing of such advertisements pursuant to the advertiser's or agency's order. The *Village News* reserves the right to reject, discontinue or omit any advertising or any part thereof at any time. This right shall not be deemed to have been waived by acceptance or actual use of any advertising matter.
9. No cancellations accepted after publication deadline.

Classified Advertising Order Form

Issue date(s) this ad is to run: _____

Please check the appropriate Section for your ad:

- | | |
|---|--|
| <input type="checkbox"/> For Sale | <input type="checkbox"/> Garage Sale |
| <input type="checkbox"/> House for Sale | <input type="checkbox"/> Child Care |
| <input type="checkbox"/> House for Rent | <input type="checkbox"/> Lost & Found (<i>FREE to Village Residents</i>) |
| <input type="checkbox"/> Help Wanted | <input type="checkbox"/> Giveaway (<i>FREE to Village Residents</i>) |
| <input type="checkbox"/> Services | <input type="checkbox"/> Other _____ |

Submit a photo of your lost pet at no additional charge.

Title: _____

Body: _____

Classified Rates: \$12 for 20 words or less and 40 cents for each additional word. Phone numbers count as one word.
Deadline: 5 p.m. Monday prior to issue date **Payment Due:** \$ _____

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WASHINGTONIAN WOODS \$798,500

SPACIOUS HOME IN A GREAT NEIGHBORHOOD!
Beautifully renovated 4 BR, 3.5 BA single family home in sought after neighborhood – new and improved throughout! Includes: gorgeous hardwood floors on main level; fabulous new kitchen w/white cabinets, stainless steel appliances, cooktop, double ovens and quartz counters; new carpet and paint in designer-approved color scheme; LR with built-in bar and fireplace; family room has cathedral ceiling, fireplace and french doors leading to deck; finished basement with den, recreation room, built-in bar. Utility room, tons of storage; deck with built-in seating. Excellent location close to Rio, Crown and commuting routes.

Coming Soon

🏠 **FERNSHIRE FARMS TH**
Hardwood Floors and Renovated Kitchen



COVID-19 has rocked the economy and hurt many industries, but the real estate market is still active. Let's talk about how we can safely list and sell your home, even in the midst of a pandemic.

Sold



WHETSTONE \$502,000

LOVINGLY MAINTAINED & IMPROVED
Stunning brick colonial w/hardwood floors, replacement windows/doors – kitchen w/new solid surface counters, new sink, tile backsplash, custom wood cabinets, double pantry – fam. room w/gas fire-place – baths w/new custom cabinets.



GREENSIDE TERRACE \$366,000

LARGE BRICK GARAGE TH ON QUIET CUL-DE-SAC
4 generous BRs including big master suite with updated master BA and two closets – 2 FBAs and 2 half baths, LR, DR, library pass through with floor to ceiling bookcases, beautiful updated kitchen with stainless steel appliances, custom cabinets, more.



WHETSTONE \$510,000

4 BR colonial with beautiful expanded kitchen
including large breakfast room, skylights and view of back yard – 2 FBA and 2 half baths, large LR and DR, FR with fireplace and new carpet, large deck, finished w/o basement with recreation room, half bath, den/BR, storage room and laundry.

Sold

10104 Hellingly Place, Christopher Court	\$195,000
9642 Horizon Run Rd., Horizon Run	\$290,000
18704 Pier Point Place, Millrace	\$275,000
10332 Watkins Mill Place, Stedwick	\$310,000
9705 Lookout Place, Lakeside of Whetstone	\$539,900
20427 Aspenwood Lane, The Points	\$436,500
9509 Aspenwood Court, The Points	\$435,000
9505 Aspenwood Court, The Points	\$420,000
20220 Darlington Drive, Williams Range	\$435,000
20517 Highland Hall Drive, Pleasant Ridge	\$520,000

Allow me to be your results-driven realtor.



A donation from each sale goes directly to Children's Miracle Network local hospital - Children's National Medical Center in Washington, D.C.

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