

# Montgomery Village News

Volume XLIX, No. 9

September 6, 2019

www.montgomeryvillage.com



photo by Kristen Marrs

## MVF Board approves draft budget for publication

by Mike Conroy

During the August 22 Montgomery Village Foundation (MVF) Board of Directors meeting, the MVF Board approved the 2020 Proposed Budget for publication (see pages 25 to 32). A 30-day comment period is now open for questions or comments on the draft budget.

MVF Board President Glenn Gargan began the meeting, noting the work staff had done to prepare the draft budget. The focus for 2020 was again keeping assessments as low as possible, and in line with the 5-Year Financial Plan. During budget preparation each year, MVF makes every effort to look at and be sensitive to

increases in taxes, HOA/COA fees and general cost of living increases, while balancing services and rising operational costs.

### BUDGET PRESENTATION

CFO Daniel Salazar presented the draft budget summary, noting that there are proposed increases in both the MVF and DU funds, totaling \$1.67 per unit, per month. He said the proposed MVF Fund increase is currently set at \$.83/unit/month, but would be revaluated in October when more complete financials were available; the proposed DU

See BUDGET page 9

Resident pups were invited to cool their paws at Whetstone Pool on August 31 for MVF's first Doggie Paddle Swim. More than 65 dogs and their owners attended the 2-hour event. See more photos on page 19.

## Still time to enjoy the pool

### STEDWICK POOL OPEN UNTIL SEPT. 29

Even though school has started, routines are changing and the lazy days of summer fun are over, there's still time left to enjoy the water at Stedwick Pool!

Even if air temperatures drop a little, the heated pool is still accommodating and good for a quick dip. Residents can enjoy swimming from 3:30 to 7:30 p.m. Wednesday through Friday and noon to 7:30 p.m. Saturday and Sunday through Sunday, Sept. 29; note that the pool closes for the season at 6 p.m. on Sept. 29.

If you're looking for a water workout, drop in to Water Aerobics on Fridays

from 6:15 to 7:15 p.m. through September 20, just \$10 per class. For swimmers and non-swimmers (heads are always above the water), this class includes aquatic exercise and interval aerobics.

Enjoy a few last trips to the pool, whether for one last "throwback to summer" on the weekend, or a quick "get-the-kids-tired" on a weeknight before summer is really over! Make the most of your pool time before the final MVF pool closes for the season. Stedwick Pool is located at the Stedwick Community Center, 10401 Stedwick Road.



**MVF FALL FLEA MARKET**  
**SATURDAY, SEPT. 7** 8 a.m. to 1 p.m.  
 Cool your system: \$25.25/weekend  
 \$25.25/weekend  
 www.montgomeryvillage.com

**Southern Charm**  
**SATURDAY, SEPT. 14** 7 to 8:30 PM  
 Modern, Country and Classic Rock  
 Southern Charm is a modern country and classic contemporary cover band. Having performed at the prestigious Mayan Southern Charm is well-known in the Frederick area for nightclub performances, concert series, and special events. Don't leave your next concert night to a very unique act!  
 www.montgomeryvillage.com

**Family Movie Night**  
**"Incredibles 2"**  
**Sept. 28** MOVIE STARTS AT 7 p.m.  
 Bring a cooler, snacks, a blanket or chairs and enjoy the show.  
**Free admission**  
 www.montgomeryvillage.com

## LOOK INSIDE

Get your photos ready for the 2020 MV Calendar!



See page 9

Consider volunteering in the community—Audit Committee members needed

See page 6

Fabulous fall recreation opportunities



See pages 19 to 21

# Contents

- At Your Leisure ..... 18
- Architectural Standards ..... 13
- Classifieds ..... 23
- Homes Corporations..... 14
  - East Village Echo..... 15
  - Homes Corporation
    - Proposed Budgets ..... 16
  - Middle Village Voice..... 15
  - Northgate News ..... 15
  - North Village View..... 16
  - South Village Scenes.... 14
  - Stedwick Signals..... 14
- In the News.....5
- Milestones ..... 11
- MVF Board Motions.....3
- MVF Meeting Agendas .....2
- MV Seniors .....22
- Neighborhood Noteboard ....2
- President's Message .....3
- Professional Directory .....5
- Recreation ..... 19



Visit MVF online at  
[www.montgomeryvillage.com](http://www.montgomeryvillage.com)  
 facebook: MontVillageMD  
 twitter: @MontVillageMD

**REGISTER  
ONLINE  
FOR MVF CLASSES  
AND PROGRAMS.**

**WWW.MONTGOMERY  
VILLAGE.COM.**



## MVF MEETING AGENDAS

### MVF BOARD OF DIRECTORS

The MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Sept. 26 in the North Creek Board Room, 20125 Arrowhead Road. The agenda includes approval of the MVF Election Calendar for the new Board election cycle.

### ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) meeting is scheduled for 7 p.m. on Wednesday, Oct. 2 in the North Creek Board Room, 20125 Arrowhead Road, to review residents' requests for exterior modifications. The board requests that homeowners contact the Foundation 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, Oct. 1 in the North Creek Board Room, 20125 Arrowhead Road.

### COMMERCIAL ARCHITECTURAL REVIEW COMMITTEE

The Commercial Architectural Review Committee (CARC) meeting is scheduled for 9 a.m. on Friday, Oct. 4 in the North Creek Board Room, 20125 Arrowhead Road.

### ELECTION COMMITTEE

The Election Committee meeting is scheduled for 7 p.m. on Thursday, Sept. 12 at the MVF Office, 10120 Apple Ridge Road.

### NOMINATING COMMITTEE

The Nominating Committee meeting is scheduled for 7 p.m. on Wednesday, Sept. 11 at the MVF Office, 10120 Apple Ridge Road.

*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](http://www.montgomeryvillage.com).*



**Stay connected**  
[montgomeryvillage.com](http://montgomeryvillage.com)



## NEIGHBORHOOD NOTEBOARD

### CENTER COURT CONDOMINIUM

The Center Court Condominium meeting is scheduled for 7 p.m. on Tuesday, Sept. 24 at the Heron's Cove Office, 19101 Mills Choice Road.

### EASTGATE

The Eastgate Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Sept. 10 at the Lake Marion Community Center, 8821 East Village Avenue.

### EAST VILLAGE

The East Village Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Sept. 17 at the Lake Marion Community Center, 8821 East Village Avenue.

### MARYLAND PLACE

The Maryland Place Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Sept. 18 at the Whetstone Community Center, 19140 Brooke Grove Court.

### NORTHGATE

The Northgate Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Sept. 10 in the North Creek Board Room, 20125 Arrowhead Road.

### PATTON RIDGE

The Patton Ridge Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Sept. 24 in the North Creek Board Room, 20125 Arrowhead Road.

### SOUTH VILLAGE

The South Village Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Sept. 25 in the North Creek Board Room, 20125 Arrowhead Road.

### STEDWICK

The Stedwick Homes Corporation meeting is scheduled for 7:30 p.m. on Wednesday, Sept. 18 at the Stedwick Community Center, 10401 Stedwick Road.

### THOMAS CHOICE CONDOMINIUM

The Thomas Choice Gardens Condominium meeting is scheduled for 7 p.m. on Monday, Sept. 9 in the North Creek Board Room, 20125 Arrowhead Road.

### THOMAS CHOICE GARDENS CONDOMINIUM

The Thomas Choice Gardens Condominium meeting is scheduled for 6:30 p.m. on Tuesday, Sept. 17 in the Thomas Choice Party Room, 19401 Brassie Place.

### WHETSTONE

The Whetstone Homes Corporation meeting is scheduled for 7:30 p.m. on Thursday, Sept. 12 in the North Creek Board Room, 20125 Arrowhead Road.

[www.montgomeryvillage.com](http://www.montgomeryvillage.com)

**• NEXT  
ISSUE**

Friday, Oct. 4

---

Copy & Ad  
**DEADLINES**

**COPY:**  
E-MAILED OR ON DISK DUE:\*  
MONDAY, SEPT. 30 AT 5 P.M.  
\*preferred method of receipt

**DISPLAY ADS:**  
DUE:  
FRIDAY, SEPT. 27 AT 5 P.M.

**MAILED, FAXED OR TYPED DUE:**  
FRIDAY, SEPT. 27 AT 5 P.M.


Attention writers:  
Copy is gratefully accepted electronically!  
E-mail text to: [mvnews@mvf.org](mailto:mvnews@mvf.org).  
E-mail classifieds to [classifieds@mvf.org](mailto: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.

MONTGOMERY VILLAGE

## Paper Carriers

Village residents ages 10 to 18 can visit the carriers page at [www.montgomeryvillage.com](http://www.montgomeryvillage.com) or call 240-243-2342 for more information.



Stay connected with Montgomery Village [www.montgomeryvillage.com](http://www.montgomeryvillage.com)







## 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.

**Publisher:**  
MVFF Board of Directors  
Montgomery Village Foundation  
10120 Apple Ridge Road  
Montgomery Village, MD 20886

Phone: 301-948-0110  
FAX: 301-990-7071  
MVFF e-mail: [mvinfos@mvff.org](mailto:mvinfos@mvff.org)  
MV News e-mail: [mvnews@mvff.org](mailto:mvnews@mvff.org)  
MVFF 24-hour Board Voice Mail:  
301-948-0110, press 5

**Office hours:**  
The MVFF Office, 10120 Apple Ridge Road, is open Monday - Friday from 8:30 a.m. to 5 p.m.

**Asst. Executive Vice President**  
Mike Conroy, 240-243-2331  
[mconroy@mvff.org](mailto:mconroy@mvff.org)  
**Sales and Marketing Manager**  
Humberto Benitez, 240-243-2359  
[hbenitez@mvff.org](mailto:hbenitez@mvff.org)  
**Communications Assistant**  
Roz Price, 240-243-2339  
[rprice@mvff.org](mailto:rprice@mvff.org)  
**Graphic Designer**  
Maria Pullifrone, 240-243-2321  
[mpullifrone@mvff.org](mailto:mpullifrone@mvff.org)  
**Digital Content Specialist**  
Kristen Marrs, 240-243-2342  
[kmarrs@mvff.org](mailto:kmarrs@mvff.org)

**Website:**  
[www.montgomeryvillage.com](http://www.montgomeryvillage.com)

**E-mail:**  
[mvnews@mvff.org](mailto:mvnews@mvff.org)

**24-HOUR MVFF EMERGENCY PHONE:**  
301-576-1204  
800-215-1784

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.



### MVFF Board of Directors

**President**  
Glenn Gargan

**Vice President**  
Peter Webb

**Treasurer**  
Robert Carey

**Directors**  
Doniele Ayres  
Andrew Bird  
Pamela Bort  
Ben Davis  
Scott Dyer  
Jerome Leonard  
Pete Young

**Executive Vice President**  
David Humpton

**Student Representative**  
Nadia Makmak

### PRESIDENT'S MESSAGE

## Village fun continues into the fall!



by Glenn Gargan  
MVFF President

It was fun, but now summer is over and school is starting up again. As always, we have a robust schedule of activities leading us towards the fall and the holiday season, some of which are listed below.

At the August 22 meeting, the Montgomery Village Foundation (MVFF) Board of Directors approved the MVFF 2020 Draft Budget for publication. You can find the summary in the insert of this *Village News*, or the full draft, as well as the budget presentation, online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

Please continue to keep an eye out for our children as you drive through our neighborhoods. It's getting dark out earlier, and we need to continue our vigilance for their safety.

Again, a reminder that the Great Pumpkin Race is just around the corner—Saturday, Oct. 12—and it's time to start the "engineering planning" for your entry this year. Keep an eye out for all the program information in the Friday, Oct. 4 *Village News*.

### UPCOMING ACTIVITIES:

**Saturdays through October 26:** Farmers' Market open 9 a.m. to 1 p.m. at Christ the Servant Lutheran Church, 9801 Centerway Road

**Saturdays and Sundays through September 29:** Lake Whetstone Dock, 18701 Montgomery Village Avenue, is open 11 a.m. to 7 p.m. for boat rentals

**Saturday, Sept. 7:** Annual Fall Flea Market, North Creek Community Center, 20125 Arrowhead Road, 8 a.m. to 1 p.m.

**Saturday, Sept. 14:** Signature Concert Series at South Valley Park, 19003 Watkins Mill Road, 7 to 8:30 p.m., featuring Southern Charm

**Saturday, Sept. 28:** Family Movie Night - "Incredibles 2", South Valley Park, 19003 Watkins Mill Road, 7 to 8:30 p.m.

**Saturday, Oct. 12:** Great Pumpkin Race and Fall Festival, North Creek Community Center, 20125 Arrowhead Road, 11 a.m. to 3 p.m.

**Saturday, Oct. 19:** MV3 Basketball Tournament, Lake Marion Community Center, 8821 East Village Avenue, 10 a.m. to 4 p.m. Register as a team or individual, or come out and watch the action!

**Sunday, Oct. 20:** Try this new Chocolate Making class, North Creek Community Center, 20125 Arrowhead Road, 3 to 5 p.m.

**Saturday, Oct. 26:** Flashlight Halloween Hunt, South Valley Park/Bowie Music Pavilion, 19003 Watkins Mill Road, 6:05 to 7:35 p.m.

**Sunday, Oct. 27:** Halloween Concert, Lake Marion Community Center, 8821 East Village Avenue, 3 p.m. Wear a costume and enjoy Halloween-themed music from the Montgomery Village Community Band.

**Thursday, Nov. 28:** Annual Thanksgiving Day Workout, Lake Marion Community Center, 8821 East Village Avenue, 9 to 10:30 a.m. Start your holiday off with a great workout!

**Wednesday, Dec. 4:** Community Christmas Tree Lighting, next to CVS in the Montgomery Village Center, 6 to 7 p.m.

**Friday, Dec. 6:** Do-it-Yourself Wood Sign Workshop, Lake Marion Community Center, 8821 East Village Avenue, 7 to 9 p.m. Make this great holiday gift for someone special!

**Saturday, Dec. 14:** Breakfast with Santa, North Creek Community Center, 20125 Arrowhead Road, 8:30 to noon - we've expanded the event this year to include two time slots!

**Sunday, Dec. 15:** Holiday Toys for Tots Concert, Lake Marion Community Center, 8821 East Village Avenue, 3 p.m. Please bring a new unwrapped toy to donate and enjoy the holiday music from the Montgomery Village Community Band.

Lastly, please remember that the *Montgomery Village News* print editions are now distributed monthly. The Montgomery Village Foundation includes pertinent information published online in the following print edition as well.

As is tradition, I invite you to get involved. Volunteerism is the secret ingredient in Montgomery Village, and the mix of skills, talents, and knowledge present in our community can only ensure our continued improvement if you and your neighbors volunteer.

Your input and feedback to me at [garganmvff@gmail.com](mailto:garganmvff@gmail.com) is welcome.

Best regards,  
Glenn

### MVFF BOARD MOTIONS

#### MONTGOMERY VILLAGE FOUNDATION BOARD OF DIRECTORS MOTION LIST August 22, 2019

1. Mr. Dyer moved to approve the minutes of the regular meeting held July 25, 2019 as presented. The motion was seconded and passed (5-0-1); Mr. Davis abstained.
2. Mr. Dyer moved to accept the Action List as presented. The motion was seconded and passed unanimously.
3. Mr. Dyer moved to approve publication of the draft 2020 MVFF budget, per the Audit Committee recommendation, for 30-day public review and comment. The motion was seconded and passed unanimously.
4. Mr. Dyer moved to appoint Ram Malhotra to the Architectural Review Board. The motion was seconded and passed unanimously.
5. Mr. Dyer moved to appoint Barry Wilcox to the Recreation Committee. The motion was seconded and passed unanimously.
6. Mr. Young moved to award the Lake Marion Community Center painting bid to Mario Brothers for a total of \$11,500 and authorize an additional 10% for unforeseen expenses. The motion was seconded and passed unanimously.
7. Mr. Dyer moved to accept the committee reports. The motion was seconded and passed unanimously.
8. Mr. Dyer moved to adjourn the regular meeting at 8:26 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 owner assessment accounts. The motion was seconded and passed unanimously.



**Saturday, September 28**  
**9 a.m. to noon**  
*Rain or Shine*

Lake Whetstone Boat House  
18701 Montgomery Village Avenue

Wear long-sleeves, long pants, boots and bring a great attitude. SSL Hours and Community Service Credit forms are available to all students. Rowboats, trash bags, snacks and drinks will be provided by Montgomery Village Foundation.



For more information,  
call 240-243-2303.

# MONTGOMERY VILLAGE Calendar of Events



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>Don't Miss It!</b> Sept. 14 Signature Concert – Southern Charm 26 MVF Board Meeting 28 Rake the Lake Family Movie Night "Incredibles 2" 30 Rosh Hashana Oct. 4 Fall Festival Program insert		<b>Village News 6</b>	<b>7</b> Farmers' Market 9 am to 1 pm – CTS Lake Whetstone Dock Open 11 am to 7 pm
<b>8</b> Lake Whetstone Dock Open 11 am to 7 pm	<b>9</b> Thomas Choice Condo 7 pm – NCBR Garden Club 7:15 pm – NCCC	<b>10</b> Eastgate HC 7:30 pm – LMCC Northgate HC 7 pm – NCBR	<b>11</b> Seniors in Action 10 am to 1 pm – SCC MV Community Band 7 pm – SCC Nominating Committee 7 pm – MVF Office	<b>12</b> Whetstone HC 7:30 pm – NCBR Election Committee 7 pm – MVF Office	<b>13</b>	<b>14</b> Farmers' Market 9 am to 1 pm – CTS Lake Whetstone Dock Open 11 am to 7 pm Signature Concert Series Southern Charm 7 pm – Bowie Music Pavilion
<b>15</b> Lake Whetstone Dock Open 11 am to 7 pm	<b>16</b>	<b>17</b> Thomas Choice Gardens 6:30 pm – TCPR East Village HC 7:30 pm – LMCC	<b>18</b> Seniors in Action 10 am to 1 pm – SCC Maryland Place HC 7 pm – WCC MV Community Band 7 pm – WMHS Stedwick HC 7:30 pm – SCC	<b>19</b>	<b>20</b> Rake the Lake 9 am to noon – Lake Whetstone	<b>21</b> Farmers' Market 9 am to 1 pm – CTS Camera Club 10 am to noon – NCBR Lake Whetstone Dock Open 11 am to 7 pm
<b>22</b> Lake Whetstone Dock Open 11 am to 7 pm	<b>23</b> Autumn begins	<b>24</b> Center Court Condominium 7 pm – Heron's Cove Office Patton Ridge HC 7 pm – NCBR	<b>25</b> Seniors in Action 10 am to 1 pm – SCC MV Community Band 7 pm – SCC South Village HC 7 pm – NCBR	<b>26</b> MVF Board of Directors 7:30 pm – NCBR	<b>27</b>	<b>28</b> Farmers' Market 9 am to 1 pm – CTS Lake Whetstone Dock Open 11 am to 7 pm Family Movie Night "Incredibles 2" 7 pm – Bowie Music Pavilion
<b>29</b> Lake Whetstone Dock Open 11 am to 7 pm (last day of the season) Rosh Hashanah begins at sunset	<b>30</b> Rosh Hashanah	<b>October 1</b> Audit Committee 7 pm – NCBR	<b>2</b> Seniors in Action 10 am to 1 pm – SCC ARB 7 pm – NCBR MV Community Band 7 pm – SCC	<b>3</b>	<b>Village News 4</b> Fall Festival program CARC 9 am – NCBR	<b>5</b> Farmers' Market 9 am to 1 pm – CTS

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.

*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 version 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. 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 for 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 350 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](mailto:mvnews@mvf.org).

## IN THE NEWS

# Letters to the Editor



Editor:

We would like to thank the entire recreation staff for hosting the Doggie Paddle Swim! And a very special thank you from our yellow lab, Billy, who had a ball (no pun intended). He swam continuously and even helped retrieve the vacuum hose. The event was extremely well organized. The

Whetstone Pool was the perfect venue and the staff thought of everything from poop bags to tennis balls. Billy especially enjoyed the take home treat bag. It looked like all the dogs and their humans enjoyed themselves. Many dogs swam and many had fun just running around the deck. A shout out to Dr. MacKnight from the

Montgomery Village Animal Hospital for tending to Billy's pool paws with loving care. Thanks again recreation staff. We're already looking forward to the second annual Doggie Paddle Swim!

Herb and Nadine Tolbert  
East Village

Editor:

66 2/3% of homeowners in three condominiums have voted to exercise their option to separate from Montgomery Village Foundation (MVF). MVF administration disagrees that this is an option and has taken an adversary position to keep the status quo.

Currently, condo homeowners pay the same fee as other HOA homeowners, but the fee is paid monthly through their condo board. This gives them no direct link to MVF and is a strain on their HOA. Acceptable solutions to them would be: to bill them individually on a quarterly basis as are all other HOA homeowners, or, if they are to be considered non-homeowners, billed through their condo board at 1/2 rate, such as renters are.

The cost of direct billing would be about \$50,000 to add the names and addresses to MVFs database. The cost of treating them as non-owners would be greater, by 1/2 the current assessments. MVF has budgeted \$40,000 for a law suit in the 2020 budget. With 1/2 million undesignated in the check-

ing account, MVF can make these homeowners whole.

These are our neighbors who live, shop and play with us. Surely, we should try to settle our differences by sitting down and talking before suing. Not only would it save untold dollars for all, it is the neighborly thing to do. We will still be living with these neighbors no matter the outcome. A meeting of the minds is the happier living arrangement.

Barbara St. John  
Stedwick

Editor's note:

As stated in the August 9 Village News article (page 1), "Montgomery Village Foundation (MVF) has filed a complaint in the Circuit Court of Montgomery County with the intent of stopping three condominium associations from attempting to withdraw from Montgomery Village." The filing is necessary to stop actions taken by the three condominium associations that would be a detriment to the entire Montgomery Village community.

While Ms. St. John's suggestion to "sit down and talk before suing" would have been ideal, the associations named in the com-

plaint denied every opportunity that was extended to them to talk before the complaint was filed.

The assessment dollars and the mechanism for collecting them through the condominium association is a process that is outlined in the governing documents for those associations; this is a process that has been established and followed since these properties were converted to condominiums. Any change in the amount of assessments collected would be a significant impact on the MVF budget and would force either an increase in assessments or a decrease in services; neither option is fair for all Village homeowners who pay the MVF assessment and enjoy all that the Village has to offer.

To read the full article from the August 9 Village News, visit [www.mvnews.online/articles/view/339](http://www.mvnews.online/articles/view/339).



**DAVE VIDMAR**  
Agent  
Auto • Life • Home • Business  
301-926-3700  
[www.DaveVidmar.com](http://www.DaveVidmar.com)  
9 N. Summit Avenue | Gaithersburg, MD

**Doors • Windows • Kitchens • Baths  
Tile Work • Roof Repairs • Masonry  
Rotten Wood Repairs**

**Dan Himmelfarb Company**  
REPAIRS AND REMODELING  
**301-774-4004**

MHIC #18344

Fully Licensed & Insured

[www.DHCRepairs.com](http://www.DHCRepairs.com)

Since 1971  
[info@DHCRepairs.com](mailto:info@DHCRepairs.com)

[WWW.MONTGOMERYVILLAGE.COM](http://WWW.MONTGOMERYVILLAGE.COM)



## PROFESSIONAL DIRECTORY

### 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](mailto:jim@slins.com) for information

### DENTISTS

**Steven M. Anolik, D.D.S.**

**Corey B. Anolik, D.D.S.**

Cosmetic and Restorative Dentistry

1 Bank Street, Suite 110

Gaithersburg, MD 20878

**301-948-8838**

### HARDWARE STORE

**TW PERRY**

**8101 Snouffer School Road**

Hardware, Power Tools, Paint,

Seasonal Supplies, Building Materials & More!

[www.twperry.com](http://www.twperry.com) | **301-840-9600**

### OPTOMETRISTS

**MONTGOMERY VILLAGE EYE CENTER**

**Gabriela Miller, O.D.**

Eye Exams • Glasses • Contact Lenses • Emergencies

18310 Montgomery Village Ave., Suite 140

**301-869-4070**

[www.MontgomeryVillageEye.com](http://www.MontgomeryVillageEye.com)

### VETERINARIAN

**Kristy Bennett, DVM**

Montgomery Village Animal Hospital

19222 Montgomery Village Ave.

**301-330-2200** | [www.mvah.us](http://www.mvah.us)

**Gaithersburg Animal Hospital**

280 North Frederick Avenue | **301-948-2828**

Washingtonian Checkbook "Best Vets"

Angie's List Super Service Award 2013-2018

### PROFESSIONALS

Advertise here and reach **40,000** residents in Montgomery Village.

**Four lines for one year, Only \$438!**

Additional lines for \$4 per line per issue.

Call 240-243-2359 or e-mail [mvads@mvf.org](mailto:mvads@mvf.org)



## IN THE NEWS

## Consider volunteering in the community

by Mike Conroy

In these busy times, it's easy to take for granted all that happens in the community; often focusing time and energy on family, work or other tasks at hand. But all around the Village there are places, events, amenities and processes at work that are kept up and maintained because of volunteers.

These folks give of their time to make sure the community is always at its best. Some give a few hours a month or year on a committee, a homes corporation or condominium association board or the MVF Board of Directors. Others volunteer their time with service organizations, boy or girl scouts, churches or even just on their own to do good in the neighborhood.

As we start to think about fall schedules and changing commitments, it's worth considering volunteering a little bit of your time and talent to keep Montgomery Village at its best. If you're concerned with issues like parking, trash and community upkeep, consider attending one of your homes corporation board meetings and getting involved by joining that board. If your interests are on a broader scale and you'd like to see how your assessment dollars affect the Village as a whole, then consider attending an MVF board meeting, and learn more about how you can be supportive or become involved.

If you have specific interests like recreation, communications or finances, consider ap-

plying for an MVF committee. The work these committees do on behalf of the MVF Board of Directors helps set and maintain the direction for the Village. You can find committee descriptions and application information online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

Of course, there are also a number of civic organizations where you can apply your time and talents. Churches, schools, service organizations and community groups are always looking for new volunteers to help them grow. No amount of time is too small, and helping the community may provide you with a sense of fulfillment and renewed community investment.

**JOIN THE  
2020 CENSUS TEAM  
in Montgomery County**

**APPLY ONLINE!**

**2020census.gov/jobs**

**2020 Census jobs provide:**  
Starting at \$21.00  
Flexible hours  
Paid Weekly  
Paid training

For more information or help applying, please call  
**1-855-JOB-2020**

Federal Relay Service:  
1-800-877-8339 TTY/ASCD  
[www.gsa.gov/fedrelay](http://www.gsa.gov/fedrelay)

The U.S. Census Bureau is an Equal Opportunity Employer.

United States  
**Census  
2020**

## 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 occurred in the area of Rothbury Drive and Goshen Road at approximately 2:56 p.m. on August 8. The suspect displayed a weapon and assaulted three adult male victims. Arrested: Samuel Bravy, age 25, of Gerrardstown, WV.

### COMMERCIAL BURGLARIES

A commercial burglaries occurred at South Lake Elementary School located at 18201 Contour Road at approximately 9 p.m. on August 17. No signs of forced entry; nothing was taken. No suspect(s) information available.

### STRONG ARM ROBBERY

A strong-arm robbery occurred in the area of Montgomery Village Avenue and Stedwick Road at approximately 11 p.m. on August 13. The suspects assaulted the adult male victim and took his money and property. No suspect(s) information available.

### THEFTS FROM VEHICLES

Multiple thefts from vehicles occurred between August 1 and August 10. Affected streets included Watkins Mill Road, Wayridge Drive, Arrowhead Road, Maple Leaf Drive, Enterprise Way and Kardwright Court. Force was reported in one event; money and property were taken. Description of suspect seen at the Stewartown Road theft. Victim/Witness described suspect as: B/M, age 25-30 Description of suspects seen at the Wayridge Drive thefts: Victim/Witness described suspects as: 2 B/Ms, ages unknown.

Multiple thefts from vehicles also occurred on North Pike Creek Place, North Meadow Fence Road, Singing Pine Circle and Horizon Run Road. No force; money and property were taken. No suspect(s) information available.

Multiple thefts from vehicles occurred between August 6 and August 16 on Transhire Road, Bethany Place and Swallow Point Way. No force; money and property were taken. Description of suspects seen at the Swallow Point Way theft. Victim/Witness described suspects as: 3 B/Ms, ages unknown.

Multiple thefts from vehicles occurred between August 18 and August 22. Affected streets included Eclipse Place and Whetstone Drive. No force; money and property were taken. No suspect(s) information available.

Multiple thefts from vehicles occurred between August 19 and August 24. Affected streets included Brassie Place, Capehart Drive, Apple Ridge Road, Wayridge Drive and Watkins Mill Drive. Force was reported in two events; property was taken. Description of suspect seen at the Brassie Place thefts. Victim/Witness described suspect as: B/M, age unknown.

A theft from vehicle occurred in the 8300 block of Giant-step Place in the early morning hours of August 22. No force; property was taken. Victim/Witness described suspects as: 2 B/Ms, ages unknown.

### VEHICLE THEFT

A vehicle theft occurred in the 19500 block of Brassie Place between approximately 5:30 p.m. on August 2 and 10 a.m. on August 3. Unknown entry. No suspect(s) information available.

A vehicle theft occurred in the 18800 block of Walkers Choice Road between approximately 8 a.m. and 4 p.m. on August 9. Unknown entry. No suspect(s) information available.

A vehicle theft occurred in the 19800 block of Bazzellton Place between approximately 10:30 p.m. on August 11 and 7 a.m. on August 12. No force; a key was reported to have been lost. No suspect(s) information available.

A vehicle theft occurred in the 9400 block of Union Place between approximately 6 p.m. on August 17 and 9:15 a.m. on August 18. Unknown entry; a spare key was reported to have been left inside the vehicle. No suspect(s) information available.

Keep Montgomery Village

*Beautiful*

Put litter and recyclables in their place.



IN THE NEWS

# Village volunteers appointed to committees

by Mike Conroy

At the August 22 Montgomery Village Foundation (MVF) Board of Director's meeting, the Board continued to support its mission of volunteerism by appointing residents to two committees.

After expressing interest and talking with staff following several Architectural Review Board (ARB) meetings, Ram Malhotra was appointed to serve on the ARB. Similarly, after talking with staff to help promote the growing sport of Pickleball, resident Barry Wilcox took interest in the Recreation Committee; he was appointed by the Board to use his experience in athletics to further support recreation functions in the Village.

In keeping with updates to MVF facilities, the interior of Lake Marion Community Center (with exception of the gymnasium), including the newly installed doors, is in need of a fresh coat of paint. Based on feedback from the Architectural Standards De-

partment, an RFP was sent to four contractors. The Board approved a bid of \$11,500 from Mario Brothers to complete the work. Mario Brothers recently completed work at Stedwick Community Center.

The Board also approved publication of the MVF 2020 Draft Budget for a 30-day review and comment period, following a presentation by CFO Daniel Salazar and recommendation of the Audit Committee. The proposed budget includes a \$.83/unit/month increase in the MVF Fee and a \$.84/unit/month increase in the Designated User (DU) Fee; for more information on the 2020 Draft Budget, see the article on page 1 and the proposed budget insert on pages 25 to 32; the draft budget and presentation from the meeting can be found online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

## PRESIDENT'S REMARKS

Board President Glenn Gargan thanked staff for their work in preparing the draft

budget, noting the time and effort put in to keep proposed increases to a minimum. Gargan also relayed an expression of gratitude from one of the MVF Scholarship awardees, who was thankful for the award to help him continue his studies.

## EVP REPORT

Executive Vice President (EVP) Dave Humpton said he recently finalized negotiations and signed the contract for the North Creek Pool and Bathroom renovation project. He noted that once the project gets underway, it will have a major impact on building use, and staff is working on a comprehensive plan to move classes, programs and meetings.

Humpton commented that whatever happens at the Lakeforest Mall site will be a long-term project. The City of Gaithersburg will likely work in partnership with many stakeholders in planning what happens to the property; they have expressed interest in MVF being a part of those conversations.

The EVP also spoke with MCDOT about the Goshen Road project. He reported that what was initially a \$130 million widening project for the road has been reduced to a \$2 million roadway replacement. The road will be patched, milled and repaved in Spring 2020; minor repairs will be performed as necessary until the project commences.

## TREASURER'S REPORT

Board Treasurer Bob Carey made a few comments beyond what was presented for the budget at the beginning of the meeting. He thanked staff for their work on the budget as well.

Carey noted that MVF financials remain in a strong and liquid position, with approximately 48.5% of assets in cash or equivalents. He said in considering current assets over total liabilities, the Operating Fund is almost double, solidifying MVF's strong position. He further noted that while Investment Returns are vola-

tile, if those figures and Capital contribution Fees from the Cider Mill Apartment sale are not considered, total Revenue is up 1.8% from this time last year.

Carey said MVF's overall Revenue remains strong, Expenses are in line with the budget, and MVF continues to manage its finances well.

## NEXT MEETING

The next MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Sept. 26 in the North Creek Board Room, 20125 Arrowhead Road. The meeting begins promptly at 7:30 p.m. with Residents Time. Residents are invited and encouraged to attend the meeting. The meeting agenda and information packet will be available online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com) the week of the meeting.

# MVF Financial Reports - July 2019

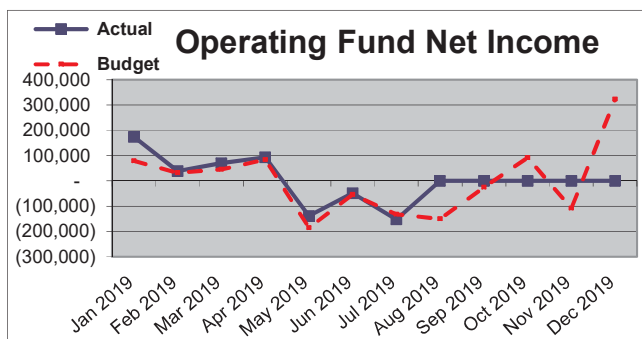
## OPERATING FUND - STATEMENT OF INCOME & EXPENSE

	July 2019			YTD Jul 2019		
	Actual	Budget	Variance (Unfav)	Actual	Budget	Variance (Unfav)
<b>Revenue:</b>						
Assessments	544,194	544,156	38	3,809,356	3,809,091	265
Assessment Fees	42,830	36,372	6,458	129,950	131,786	(1,835)
Transfer Fees	4,349	3,490	859	20,774	20,445	329
Disclosure Fees	14,968	11,377	3,591	90,005	79,127	10,878
Advertising revenue	10,610	13,510	(2,900)	51,248	72,589	(21,340)
Pool Memberships/Rental Fees	10,658	9,404	1,254	117,896	89,141	28,755
Camps & Classes	32,541	41,431	(8,890)	195,274	197,077	(1,804)
Management Fees	66,396	65,963	433	470,547	461,740	8,807
Capital Contribution fee	19,744	12,108	7,636	99,920	75,877	24,044
Other Income	19,719	33,436	(13,717)	121,131	118,740	2,390
<b>Total Revenue</b>	<b>766,010</b>	<b>771,248</b>	<b>(5,237)</b>	<b>5,106,102</b>	<b>5,055,615</b>	<b>50,487</b>
<b>Personnel Costs:</b>						
Salaries & Wages	440,770	465,011	24,242	2,213,496	2,305,506	92,010
Payroll Taxes & Benefits	102,923	103,710	787	657,672	675,162	17,490
<b>Personnel Costs</b>	<b>543,692</b>	<b>568,722</b>	<b>25,029</b>	<b>2,871,168</b>	<b>2,980,668</b>	<b>109,500</b>
<b>Business Expenses</b>	<b>20,940</b>	<b>21,239</b>	<b>299</b>	<b>99,341</b>	<b>118,107</b>	<b>18,766</b>
Office Supplies	1,285	3,337	2,052	26,462	26,155	(307)
Program/Maint Supplies	17,873	22,262	4,389	101,393	107,550	6,157
Occupancy	40,364	30,411	(9,953)	190,405	192,021	1,616
Office Expenses/Svc Contracts	26,001	25,462	(539)	168,635	176,236	7,601
Equip Maintenance	8,249	4,748	(3,501)	23,240	35,197	11,957
Vehicle Expenses	2,093	2,110	16	16,056	16,585	529
Financial & Legal	42,083	9,520	(32,563)	132,150	84,688	(47,463)
Insurance	12,317	12,278	(38)	62,304	61,879	(425)
Printing	1,913	1,850	(63)	31,240	30,334	(906)
Landscape/Maintenance	71,743	79,409	7,667	468,842	511,166	42,324
Security	106	108	2	4,301	3,984	(318)
Other	(13)	-	13	479	-	(479)
<b>Operating Costs</b>	<b>244,954</b>	<b>212,734</b>	<b>(32,220)</b>	<b>1,324,850</b>	<b>1,363,902</b>	<b>39,052</b>
Contribution to Reserves	109,302	109,302	-	765,111	765,111	-
Contribution to CCF	19,744	12,108	(7,636)	99,920	75,877	(24,044)
Purchases of Assets	433	0	(433)	3,031	0	(3,031)
Restricted Expenses	-	0	-	5,394	0	(5,394)
Other Equity Transfers	-	0	-	-	0	-
<b>Reserve/capital</b>	<b>129,478</b>	<b>121,410</b>	<b>(8,069)</b>	<b>873,456</b>	<b>840,987</b>	<b>(32,468)</b>
<b>Operating Expenses</b>	<b>918,125</b>	<b>902,866</b>	<b>(15,259)</b>	<b>5,069,473</b>	<b>5,185,557</b>	<b>116,084</b>
<b>Excess/Deficit Revenue</b>	<b>(152,115)</b>	<b>(131,618)</b>	<b>(20,497)</b>	<b>36,628</b>	<b>(129,942)</b>	<b>166,571</b>

## MVF BALANCE SHEET

For the Period Ended July 31, 2019

	Current	Prior Year
<b>ASSETS</b>		
Cash & Cash equiv	3,212,921	2,679,174
Investments	6,192,710	6,236,660
Due from Reserves	401,689	1,057,783
Assessment Receivables	748,476	735,398
Other Receivables	101,227	103,258
<b>Current Assets</b>	<b>10,657,023</b>	<b>10,812,273</b>
<b>Gross Fixed Assets</b>	<b>15,951,270</b>	<b>15,347,752</b>
Accumulated Depreciation	(7,303,886)	(6,837,336)
<b>Fixed Assets</b>	<b>8,647,384</b>	<b>8,510,416</b>
<b>Other Assets</b>	<b>81,225</b>	<b>83,741</b>
<b>Assets</b>	<b>19,385,632</b>	<b>19,406,431</b>
<b>LIABILITIES &amp; EQUITY</b>		
Due to Operating	401,689	1,057,783
Payables	456,054	612,902
Sunstream Cap Lease	108,667	113,863
Deferred Revenue Liab	1,255,925	1,182,545
<b>Liabilities</b>	<b>2,222,336</b>	<b>2,967,092</b>
Undesignated Reserves	2,569,825	2,434,851
Designated Reserves	14,593,467	14,004,483
<b>Equity</b>	<b>17,163,292</b>	<b>16,439,334</b>
<b>Liabilities &amp; Equity</b>	<b>19,385,632</b>	<b>19,406,431</b>



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](http://www.montgomeryvillage.com).

IN THE NEWS

# Park of the Month: Martin P. Roy Park

by Amy Roswurm

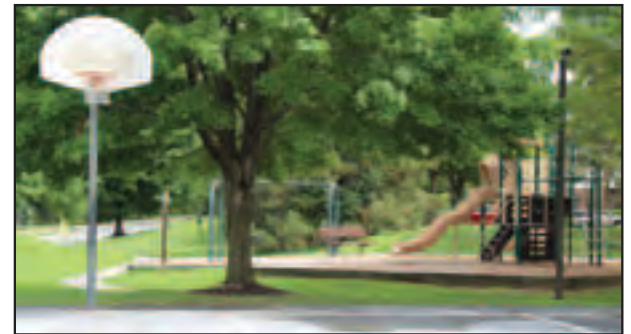
Located near the end of East Village Avenue on Cinnabar Drive is Martin P. Roy Park. This 4.6-acre park features of a popular basketball court, playground and sports field. The playground at this park is currently scheduled to be replaced in 2020. Please check back in future *Village News* editions for updates on the playground replacement, including dates for community input meetings.

The park is named after Maine-born Martin P. Roy. After graduating from North Carolina State University School of Design, Roy founded the architectural design firm Roy, O'Brien & Creaser, an architec-

tural design company based in Gaithersburg, in 1975.

During his time at the firm, he served as an architect and president, working on a variety of projects for residential, government and corporate customers, including the Kettler Brothers. Roy worked closely with the Kettler Brothers on many of the homes and developments within Montgomery Village. Sadly, he passed away from cancer in December 1994 at the age of 43.

Marin P. Roy Park provides an excellent place to get some exercise on the basketball court, enjoy a baseball game or play with your kids on the playground.





## FOUR SEASONS

Home Improvement Co., Inc.

Since 1976

Roofing • Gutters • Siding • Trim • Windows • Doors • Decks • Porches





### Your Local Roofing & Gutter Experts!

- Asphalt, Wood Shake & Slate
- Attic Insulation & Skylights
- Custom Gutter Systems
- No Leaf Gutter Covers



Certified CertainTeed  
Roofing Contractor and  
Shingle Master Applicator







Call now for a **FREE** estimate!

# 301-948-2678

www.FourSeasons.house

\$50 GIFT CARD

for every referral that results in signed contract

MHIC #129630

0% Interest Specials	DISCOUNT	LIFETIME
Deferred Payment Options Low Easy Payments	15%+ WITH THIS AD	WARRANTY PRODUCTS



## Putting you first made us #1.

Jane W Daza Ins Agency Inc.  
Jane Warfield Daza, Agent  
19636 Club House Road  
Montgomery Village, MD 20886  
Bus: 301-948-6061  
Hablamos Español

Making you our #1 priority is what's made State Farm® #1\* in auto insurance. I'm here to listen to your needs and to help life go right. CALL ME TODAY.

\*Based on written premium as reported by SNL Financial 2014.



State Farm Mutual Life Insurance Company  
State Farm Indemnity Company  
State Farm Mutual Insurance Company  
State Farm County Mutual Insurance Company  
Dallas, TX



IN THE NEWS

**Budget**

*Continued from page 1*

Fund increase is \$.84/unit/month. Both increases are in conjunction with spending almost \$371,000 from Undesignated Reserves (approximately \$271,000 in the MVF Fund and \$100,000 in the DU Fund).

Salazar noted that some Operating Expenses would be increased for 2020, including financial/legal expenses (for the condominium legal case); office expenses/service contracts, which include escalation clauses; and water utility costs.

Major Revenue drivers for 2020 were identified as the proposed increases in assessments and the Capital Contribution Fee (CCF). Advertising Revenue expectations have been decreased to reflect less print media as well as elimination of the MVF Home Show (the Home Improvement Guide will still be produced). In addition, program/maintenance supplies have decreased in conjunction with the repurposing of the Watkins Mill Pool.

Since its inception, CCF has generated over \$1.2 million, which has funded projects like the South Valley Park restrooms and concession stand, Lake Whetstone Dock replacement, Theatre Pond fountain, all-abilities playground at Apple Ridge, South Valley Park field renovation and more. MVF expects a projected revenue of \$150,000 from the CCF in 2020, and anticipates using \$200,000 for the repurposing of the Watkins Mill Pool site.

To compensate employees, Personnel costs include general merit and benefit assumptions for staff. The budget proposes a 2% increase, a continued 6% 401k match for staff and no increase in flex benefit dollars. Other personnel costs include a significant increase in temporary wages due to the elimination of the state exemption and increase in the county minimum wage.

Contributions to Reserves (CTR) have slightly decreased from 2019 to be in line with the updated Reserve Study, totaling \$1,303,807 for the year. The MVF Fund will receive \$287,000 and the DU Fund will receive \$1,016,807, with contributions made monthly.

The updated study assumes inflation at 2%, reserve costs of \$4 million for the North Creek Pool (post-renovation) and the removal of Watkins Mill Pool. The CTR should fund 75 percent of replacement costs over a 30-year period.

Reserve expenses for 2020 include: replacement of the Martin P. Roy Park tot lot; MVF Office technology; MVF Office facility repairs; a replacement vehicle for Recreation and Parks staff; replacement of the North Creek Pool and Bathhouse; and decommissioning the Watkins Mill Pool. This amounts to a necessary \$4,344,274 and another potential \$399,371 in Reserve spending.

Salazar said in the 5-Year Plan, Assessment Revenue from new housing units on both the former golf course property and the Village Center were expected to hit the budget from 2021 to 2024. Other 5-year assumptions include increases for full-time and temporary wages, service contracts and operating expenses. Given these increases and projected assessment rates in the plan, raising the MVF Assessment Ceiling is projected to be necessary in 2023. At the same time, the DU fund will continue to see increases as we build up the Undesignated Reserve balance to the 10% target.

**RESIDENT COMMENTS**

The MVF 2020 Proposed Budget and budget presentation can be viewed in their entirety and are available for download online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com). A full copy of the budget may also be viewed at the MVF Office, 10120 Apple Ridge Road, during regular business hours. Residents are encouraged to review the budget.

For the next 30 days, comments or questions can be directed to CFO Daniel Salazar via e-mail at [budget@mof.org](mailto:budget@mof.org) or in writing to Montgomery Village Foundation, Inc., ATTN: 2020 Proposed Budget, 10120 Apple Ridge Road, Montgomery Village, MD 20886.

**Share your photographs with the Village**

What do you love most about living in Montgomery Village? The abundance of wildlife? The parks and greenspace? Fishing at the lake? Playing with friends and neighbors? Now is your chance to show off your favorite Village places, activities or captured moments. Each year, the Montgomery Village Foundation runs a photo contest for our annual calendar, asking residents to highlight their favorite things about living in the Village.

The annual calendar contest requires photos that are at least 10" (w) x 8" (h) at 300 dpi (high resolution suitable for commercial printing) in JPG format. Photos must be received by 5 p.m. on Monday, Oct. 7. Two photos will be chosen to represent each month, one large and one small; each entrant can submit up to five photos for the contest.

Photos can be e-mailed to [mnews@mof.org](mailto:mnews@mof.org), with the appropriate contest name in the subject line. Original photos or those on CD may be dropped off at the MVF Office, 10120 Apple Ridge Road. Please include name, address and phone number for identification purposes.

For more information or questions, contact Graphic Designer Maria Pullifrone at 240-243-2328 or e-mail [mpullifrone@mof.org](mailto:mpullifrone@mof.org). The annual calendar is expected to be delivered with either the November or December issue of the *Village News*.

**CALENDAR CONTEST RULES**

- Photos must be received by MVF by close of business on Monday, Oct. 7, 2019.
- 35mm photographs must be in color and no smaller than 3" x 5" in size.
- Digital photographs must be 300 dpi in JPG format.
- Digital photographs must be at least 10" x 8" in size. (landscape)
- Original photographs will be returned to contributors after they are scanned; CDs, disks and other materials received will not be returned to contributors unless requested.
- Entrants may submit up to five photographs.
- Photographs must be of Montgomery Village scenes, seasons or events.
- All photographs are subject to the policies and by-laws set forth by the Montgomery Village Foundation, Inc., Board of Directors.



photo by Ewan Franke

**Improving the Village...  
One Garage Door at a Time!**

**FREE ESTIMATES**

"Most Doors are MVF Compliant"



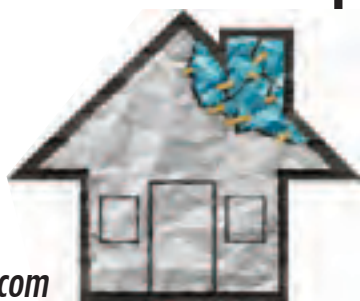
SINCE 1988  
**Gaithersburg Garage Door, Inc.**

HONESTY | INTEGRITY | DEPENDABILITY

**301-990-6200**  
[GaithersburgGarageDoor.com](http://GaithersburgGarageDoor.com)

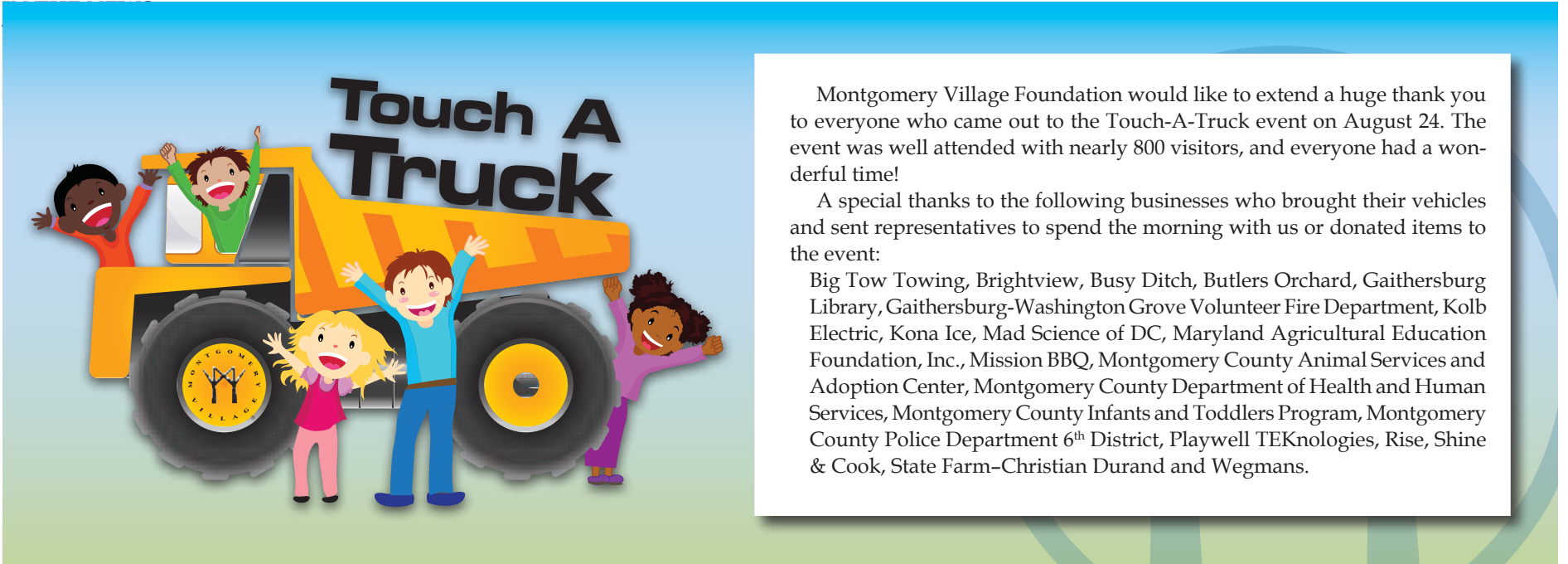
NARI  
MHIC#120452

Community criteria for exterior features on all homes in Montgomery Village is available online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com)



**Get an advertising plan to fit your needs**

**Call Beto Benitez at 240-243-2359**



Montgomery Village Foundation would like to extend a huge thank you to everyone who came out to the Touch-A-Truck event on August 24. The event was well attended with nearly 800 visitors, and everyone had a wonderful time!

A special thanks to the following businesses who brought their vehicles and sent representatives to spend the morning with us or donated items to the event:

Big Tow Towing, Brightview, Busy Ditch, Butlers Orchard, Gaithersburg Library, Gaithersburg-Washington Grove Volunteer Fire Department, Kolb Electric, Kona Ice, Mad Science of DC, Maryland Agricultural Education Foundation, Inc., Mission BBQ, Montgomery County Animal Services and Adoption Center, Montgomery County Department of Health and Human Services, Montgomery County Infants and Toddlers Program, Montgomery County Police Department 6<sup>th</sup> District, Playwell TEKologies, Rise, Shine & Cook, State Farm-Christian Durand and Wegmans.



photos by Maria Pullifrone



IN THE NEWS

# Lake safety reminders for residents and pets

In the summer, it is not unusual for lakes and ponds to develop blue-green algae. Recently, there have been reports of blue-green algae around the county, and this week, blue-green algae was noted in some Village lakes for the first time this year. All of this is not surprising, given the high temperatures and amount of rain that has fallen this year.

While not all species of blue-green algae are harmful, some species do produce toxins that can be harmful to humans and animals if ingested. It is also common for blue-green algae blooms to appear quickly and remain for days or weeks without causing any harm. Cooler weather in the fall will naturally kill the algae.

Residents are reminded to take the following precautions in MVF parks, regardless of the presence of algae blooms in the lakes and ponds (which are

actually stormwater management facilities):

- Avoid direct contact with water while boating or fishing
- Swimming and wading are prohibited in lakes at all times
- Keep dogs on leash and do not allow them to drink or be in contact with the water
- Wash hands thoroughly prior to eating, drinking or smoking if you come in contact with the water

Recreational activities including boating and fishing will remain open at Lake Whetstone.

For more information regarding exposure to algae for humans and animals, visit [www.epa.gov/nutrientpollution/protect-your-pooch](http://www.epa.gov/nutrientpollution/protect-your-pooch) and [www.epa.gov/cyanohabs/health-effects-cyanotoxins](http://www.epa.gov/cyanohabs/health-effects-cyanotoxins).

MILESTONES

# Village resident takes the fashion industry by storm

Montgomery Village resident Reginald LaVincient Wilson always dreamed of becoming a fashion designer, but only recently made a career jump to pursue his passion. After almost 20 years in Education teaching children in Mississippi and Washington, D.C., Wilson gave up teaching to become a stay-at-home dad. He and his family moved to Montgomery Village in 2015.

At that time, he started sewing when he was passed down an old Singer sewing machine. Wilson quickly mastered sewing from patterns and in no time was sewing clothes for his whole family. Before long he traded in his old, used machine for a professional sewing machine. After watching a few videos on draping, he purchased his first dress form and began sketching and creating his own designs. Wilson creates videos of his progress and encourages others to drape and create along with him online.

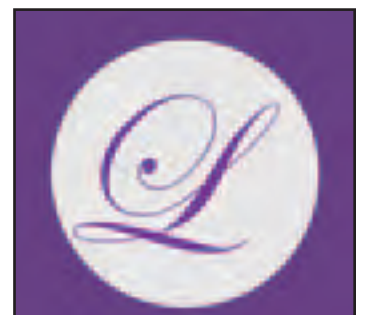
With an interest in learning more about the fashion indus-

try, he set out to volunteer behind the scenes at Baltimore Fashion Week. Wilson showed off some of his designs during an interview with Umbrella Foundation founder and creator/producer of Baltimore Fashion Week Sharan Nixon and was invited to show his collection at this year's Baltimore Fashion Week.

On August 11, Wilson debuted 13 unique and original garments in his signature style he calls "Southern fare, with modern flair." While at fashion week, he met with various industry professionals, including Technology and Fashion Senior Editor of "Elle" Magazine Jenna Blaha. Nixon invited him to show his collection during New York Fashion Week 2020, and he will also show at Deck the Runway Fashion Show in Orlando, Fla. in December. He will also work with both Nixon and Blaha to create a sustainable brand and collection.

The buzz around Wilson and his unique take on updated southern style is poised

to take the fashion industry by storm. Wilson's clothing line, LaVincient, is known by its signature purple and silver logo.



## Village Center update

Construction fencing has been installed around the old Bank of America and Denny's buildings at the Village Center. Additionally, there is fencing blocking where Centerway Road will eventually go through to Watkins Mill Road. Demolition of these pad sites should start soon, as well as other façade changes. Residents are reminded to stay clear of the construction areas and be mindful of the reduced parking during this phase of renovation.



Read the *Village News* online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com)

### Congregation Or Chadash

Please join us for the Holidays!

We are a vibrant and inclusive Reform synagogue focused on Jewish spirituality and the values of Torah, Social Action, Friendship and Caring.

- High Holiday services with Rosh Hashanah luncheon, Yom Kippur Break the Fast, Children's Services and much more
- Nationally-Accredited Religious School for Pre-K through 12th Grade
- Active Committees and Groups for All Ages
- Serving Montgomery, Frederick, Howard and Carroll Counties

24800 Kings Valley Road, Damascus, MD 301-482-1025  
[www.cong-orchadashmd.org](http://www.cong-orchadashmd.org)  
 Visit us on facebook: @CongregationOrChadash  
 Small enough to feel like family, large enough to serve you.

**FREE ADMISSION! Rain or shine**

# The Great Pumpkin Race and Fall Festival 🍁

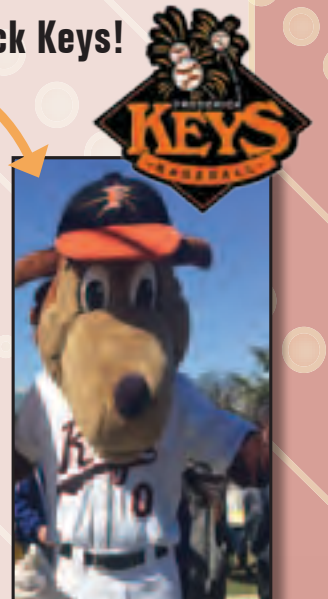
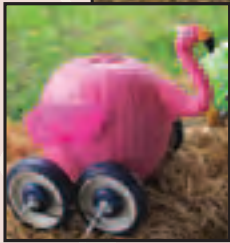


**Saturday, Oct. 12  
11 a.m. to 3 p.m.**

North Creek Community Center  
20125 Arrowhead Road

**OPENING REMARKS and RACING BEGINS AT 1 P.M.**

DJ • Free Children's Games • Amusements • Festival Food, beer and wine for sale  
Local Vendors and Non-profits • PLUS an appearance by Keyote from the Frederick Keys!



**Pumpkin Racing Kits \$15**

available at the MVF Office, 10120 Apple Ridge Road. Limited supply.



For more information, visit  
[www.montgomeryvillage.com](http://www.montgomeryvillage.com).

Shuttle service to auxiliary parking lots at Church of Jesus Christ Latter-day Saints and MVF Office will be available throughout the event.  
Provided by Asbury Methodist Village.



## 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](mailto:mcruz@mvf.org) or Erika Hottinger at 240-243-2351 or e-mail [ehottinger@mvf.org](mailto: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](http://www.montgomeryvillage.com).

### MVF REVIEW OF REQUESTS ARCHITECTURAL REVIEW BOARD September 4, 2019

A .....Approved  
AWM .....Approved w/modifications  
D .....Denied  
PEND.....Pending

**EASTGATE**  
7825 YANKEE HARBOR DR - Deck, A  
7815 HERITAGE FARM DR - Exterior Paint, A  
20506 CROSS JACK PL - Roof, A  
20506 CROSS JACK PL - Miscellaneous, AWM  
20408 HANCOCK BRIDGE PL - Screen Porch Concept Only, AWM  
7505 SAWGRASS TER - Roof, AWM  
7702 BATTERY BEND WAY - Exterior Paint, A  
20302 BATTERY BEND PL - Exterior Paint, A  
20302 BATTERY BEND PL - Fence and Gate, AWM  
4 SEABROOK CT - Exterior Paint, A  
4 SEABROOK CT - Storm Door, A

**EAST VILLAGE**  
19900 HAMIL CIR - Roof, AWM  
19809 HELMOND WAY - Exterior Paint, A  
19801 HELMOND WAY - Deck, A  
8220 COLLINGDALE WAY - Replacement Patio Door, A  
5 COLLINGDALE CT - Roof, A  
8208 DRY RIDGE RD - Fence and Gate, AWM  
8208 DRY RIDGE RD - Miscellaneous, A  
19903 SILVERFIELD DR - Downspout/Gutter, A  
19903 SILVERFIELD DR - Gutter Guard, A  
19903 SILVERFIELD DR - Black Drainage Tubing, A  
19903 SILVERFIELD DR - Downspout, AWM  
19903 SILVERFIELD DR - Miscellaneous, AWM  
19906 SILVERFIELD DR - Downspout/Gutter, A  
8620 FOUNTAIN VALLEY DR - Exterior Light, A  
8702 LAUREL VALLEY LN - Solar Systems, AWM  
8316 STEDMALL TER - Walkway, A  
20214 RAVENSDALE CT - Deck, AWM  
20214 RAVENSDALE CT - Fence and Gate, AWM  
8617 HAWK RUN TER - Replacement Patio Door, AWM  
8617 HAWK RUN TER - Patio, A  
8617 HAWK RUN TER - Replacement Windows with Capped Trim, AWM  
20400 DAVENCROFT CT - Fence and Gate, AWM  
20645 BEAVER RIDGE RD - Fence and Gate, AWM

29 TINDAL SPRINGS CT - Walkway, A  
43 TINDAL SPRINGS CT - Roof, A  
1 DREXEL HILL CT - Exterior Light, AWM  
8808 STURBRIDGE PL - Storm Door, A  
8808 STURBRIDGE PL - Awning, D  
8424 MARKETREE CIR - Roof, A  
8424 MARKETREE CIR - Trim, A  
8328 MARKETREE CIR - Exterior Paint, AWM  
8 MARKETREE CT - Exterior Light, A  
8 MARKETREE CT - Gravel Guard, A  
4 MARKETREE CT - Vinyl Siding and Trim, A

**MARYLAND PLACE**  
19449 TRANSHIRE RD - Shed, AWM

**MIDDLE VILLAGE**  
10075 RIDGELINE DR - Vinyl Siding and Trim, AWM  
10075 RIDGELINE DR - Downspout/Gutter, AWM  
19442 BRASSIE PL - Sidelight, AWM  
9791 BRASSIE WAY - Replacement Windows, AWM  
9791 BRASSIE WAY - Front Door Replacement, D  
9791 BRASSIE WAY - Exterior Paint, A

**NORTHGATE**  
20207 GRAZING WAY - Roof, A  
20505 ASPENWOOD LN - Roof, AWM  
20501 ASPENWOOD LN - Exterior Paint, AWM  
9404 BETHANY PL - Roof, AWM  
9919 FOREST VIEW PL - Roof, A  
20215 MAPLE LEAF CT - Security Camera, A  
20212 MAPLE LEAF CT - Fence and Gate, AWM  
9634 SHADOW OAK DR - Replacement Windows, D  
20401 MEADOW POND PL - Deck, AWM  
20402 SHADOW OAK CT - Roof, A  
9629 SHADOW OAK DR - Attic Fan, A  
9700 QUAILS NEST WAY - Vinyl Siding, AWM

**NORTH VILLAGE**  
9100 BAKERHILL CT - Exterior Paint, AWM  
20715 HIGHLAND HALL DR - Vinyl Siding and Trim, A

20715 HIGHLAND HALL DR - Downspout/Gutter, A  
20715 HIGHLAND HALL DR - Gutter Guard, A  
20729 HIGHLAND HALL DR - Deck, A  
20665 HIGHLAND HALL DR - Siding - Other, A  
20632 HIGHLAND HALL DR - Vinyl Siding and Trim, AWM  
9303 CHADBURN PL - Roof, AWM  
20540 STRATH HAVEN DR - Landscape Plan, AWM  
20540 STRATH HAVEN DR - Patio, AWM  
21 WELBECK CT - Roof, A  
21 WELBECK CT - Fence and Gate, AWM  
8810 WELBECK WAY - Roof, A

**PATTON RIDGE**  
21 MEADOWCROFT CT - Miscellaneous, A  
9 MEADOWCROFT CT - Roof, A  
14 MEADOWCROFT CT - Window Modification, AWM  
9928 DELLCASTLE RD - Roof, AWM  
10000 DELLCASTLE RD - Gate, A  
9314 FROSTBURG WAY - Replacement Windows with Capped Trim, AWM  
19811 BAZZELLTON PL - Vinyl Siding and Trim, A  
19811 BAZZELLTON PL - Miscellaneous, A  
19811 BAZZELLTON PL - Replacement Patio Door, A  
19811 BAZZELLTON PL - Railing, AWM  
9320 BREMERTON WAY - Storm Door, AWM  
9314 BREMERTON WAY - Roof, AWM  
9314 BREMERTON WAY - Downspout/Gutter, AWM  
9314 BREMERTON WAY - Downspout, A  
9443 HICKORY VIEW PL - Security Camera, A  
9507 FERN HOLLOW WAY - Replacement Windows, AWM  
9507 FERN HOLLOW WAY - Replacement Patio Door, AWM  
9507 FERN HOLLOW WAY - Replacement Patio Door, A  
9515 FERN HOLLOW WAY - Replacement Windows with Capped Trim, AWM  
9515 FERN HOLLOW WAY - Replacement Patio Door, AWM  
9559 FERN HOLLOW WAY - Shed, AWM  
20135 HOB HILL WAY - Walkway, AWM  
20135 HOB HILL WAY - Exterior Paint, A

20135 HOB HILL WAY - Patio, A  
9554 BRIAR GLENN WAY - Roof, A  
19738 GREENSIDE TER - Replacement Door, AWM  
19738 GREENSIDE TER - Storm Door, AWM  
19738 GREENSIDE TER - Front Door Replacement, AWM

**POPLAR SPRING**  
9312 PENNYWISE LN - Deck, A  
9314 PENNYWISE LN - Exterior Paint, A  
9314 PENNYWISE LN - Exterior Paint, A

**SOUTH VILLAGE**  
9815 LAKE SHORE DR - Roof, A  
9815 LAKE SHORE DR - Replacement Windows, AWM  
18727 PIER POINT PL - Security Camera, AWM  
9807 DOCENA DR - Replacement Windows, AWM  
18747 NATHANS PL - Exterior Light, A  
18703 NATHANS PL - Gate, D  
18703 NATHANS PL - Landscape Plan, A  
9514 TUNSTALL PL - Replacement Windows, A  
9400 COLLETTE WAY - Replacement Windows, A  
18926 MONTGOMERY VILLAGE AVE - Fence and Gate, AWM  
18926 MONTGOMERY VILLAGE AVE - Exterior Light, AWM  
18731 WALKERSCHOICERD - Roof, A  
9967 LAKE LANDING RD - Trim, AWM  
9967 LAKE LANDING RD - Downspout/Gutter, AWM

**STEDWICK**  
10101 KINDLY CT - Fence and Gate, AWM  
10101 KINDLY CT - Miscellaneous, AWM  
10102 KINDLY CT - Front Door Replacement, AWM  
10102 KINDLY CT - Sidelight, AWM  
19014 COLTFIELD CT - Shed, A  
10326 WATKINS MILL DR - Roof, A  
10326 WATKINS MILL DR - Walkway, A  
19118 CAPEHART DR - Replacement Windows, AWM  
19419 BATTLE RIDGE WAY - Replacement Patio Door, AWM  
10605 SENECA RIDGE DR - Shed, AWM

10605 SENECA RIDGE DR - Exterior Paint, A  
10528 WAYRIDGE DR - Roof, A  
19413 FABER CT - Roof, Withdrawn  
19413 FABER CT - Roof, A  
19413 FABER CT - Vinyl Siding and Trim, AWM  
19670 CLUB LAKE RD - Downspout/Gutter, AWM  
10040 WEDGE WAY - Roof, A  
10304 ROYAL WOODS CT - Roof, A  
10344 ROYAL WOODS CT - Trim, AWM  
10261 COVE LEDGE CT - Front Door Replacement, AWM  
10261 COVE LEDGE CT - Replacement Patio Door, A  
10261 COVE LEDGE CT - Replacement Windows, A  
10261 COVE LEDGE CT - Downspout/Gutter, A  
10261 COVE LEDGE CT - Trim, AWM  
10261 COVE LEDGE CT - Sidelight, AWM  
10210 WILD APPLE CIR - Storm Door, A

**THOMAS CHOICE CONDOMINIUM**  
19605 BRASSIE PL - Fence, D

**WHETSTONE**  
9701 ECLIPSE PL - Front Door Replacement, AWM  
9701 ECLIPSE PL - Security Door, A  
9701 ECLIPSE PL - Mailbox, A  
19113 ROMAN WAY - Miscellaneous, AWM  
19165 ROMAN WAY - Mailbox, AWM  
19165 ROMAN WAY - Miscellaneous, A  
19165 ROMAN WAY - House Numbers, A  
19167 ROMAN WAY - Roof, AWM  
19104 RHODES WAY - Deck, AWM  
18909 WHETSTONE CIR - Storm Door, AWM  
18909 BLUEWILLOW LN - Fence and Gate, AWM  
18941 DIARY RD - Fence and Gate, AWM  
9301 IRONHORSE LN - Fence and Gate, AWM  
9301 GUNPOWDER PL - Roof, A  
9312 GUNPOWDER PL - Exterior Paint, AWM  
9700 INAUGURAL WAY - Patio, A

## 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.

## SOUTH VILLAGE SCENES

## Good neighbors

by *Doniele Ayres*

As the summer winds down, kids are back to school, the nights are cooler and the days are shorter. Leaves have started to fall, and we are reminded that the change in seasons is coming soon. Summer is my favorite time of the year, but Indian Summer is a great time to enjoy the changing leaf colors and relief from the humidity.

It's a great privilege to interact with so many of you, my neighbors. At the board of directors meeting each month, I appreciate those who take the time to come out and share their concerns. When I'm in the community, it's great to have people ask how they can help make South Village better. Our community management partners have worked very hard to respond to your needs and concerns.

When the 2020 South Village Budget was drafted, there were a lot of difficult conversations about the cost drivers. Trash pickup has increased significantly. In addition to our

regular trash pickup, we have almost daily pickup because of dumping. I'm extremely disturbed when I drive around and see bags, sometimes no bags, of trash sitting. *The Village News* has regular articles about trash, but it doesn't seem to have made a difference in how some think they should dispose of their trash.

The proposed budget also addresses another area where we are challenged, parking. It has been difficult to hear neighbors share their experiences when people have parked in their reserved spaces, or driveways, and have asked to have the car removed. Even more neighbors share how they have come home and not been able to park because there aren't available spaces. Parking permits are one of the ways the board has proposed as a solution to this challenge. Unfortunately, this solution isn't going to be perfect, but it may help ease some of the problems and make spaces available.

Pet waste stations are also an addition to the budget.

It has been great to see the stations being used, but we still have pet owners who don't clean up after their dogs. Common areas and private property are often full of waste and our neighbors can't enjoy the area.

In the next few weeks we'll celebrate our community. Join in the fun from noon to 3 p.m. on Saturday, Sept. 21 in South Valley Park, 19003 Watkins Mill Road. Enjoy free music, food and fun; be on the lookout for the flyer with all of the details. I'm inviting you to come out, meet your neighbors, relax and enjoy yourself. Thank you for making South Village your home! As your neighbor, I hope I can count on you to help make our community the best it can be.

**South Village Scenes: for residents of Center Stage, Dockside, Grover's Forge, Hamptons, Millrace, Nathan's Hill and Walker's Choice.**

## STEDWICK SIGNALS

## Schools are back in session

by *Keith Silliman*

Public schools have opened for the year, and we see more pedestrian and vehicular traffic associated with the three schools in our area (Stedwick Elementary School, Watkins Mill Elementary School and Montgomery Village Middle School). Crossing guards are out in the morning and afternoon to direct pedestrian traffic. Parents are dropping off students in the morning and picking them up in the afternoon, resulting in an increase in vehicular traffic on Stedwick and Watkins Mill roads and additional turn-a-rounds in adjacent streets. Watch out for this increased pedestrian and automobile traffic while driving in those areas.

The Watkins Mill Road closure and pipeline maintenance activity in mid-August was completed on schedule with minimal disruption to vehicular traffic.

Some of our residents are helping to keep our community attractive by picking up trash along our paths. Thank you to those who make that extra effort of picking up and disposing of trash. You are helping to keep our community clean and attractive.

Montgomery Tree program representatives made a site visit with the maintenance committee and reviewed proposed locations to plant 45 trees of mixed species throughout our community.

Plans are also underway to repair or replace many of the asphalt paths in the Club Hill

and Clusters III communities.

The next maintenance inspection is scheduled for Tuesday, Sept. 10. The inspection routinely includes a drive through of the entire Stedwick community by the maintenance committee, our community manager and our landscape contractor. It allows us to follow up on any pending items from previous inspections, to assess any items recently brought to our attention and to identify items that might be seen during the drive. If you know of any items, situations or conditions that need the maintenance committee's attention, please let us know prior to that date.

The next Stedwick Homes Corporation Board of Directors meeting is scheduled for 7:30 p.m. on Wednesday, Sept. 18 at Stedwick Community Center, 10401 Stedwick Road. Come join us for that meeting. The first item on the agenda of the regular meeting is residents time, which provides an opportunity for you to ask questions or express concerns and opinions. In the meantime, if you have an issue, contact the Stedwick Homes Corporation community manager at 240-243-2326, e-mail [stedwickhc@mvf.org](mailto:stedwickhc@mvf.org) or communicate via regular mail to the Stedwick Homes Corporation at 10120 Apple Ridge Road.

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

## REAL ESTATE SALES

### Barbara Siegel Loves Selling Montgomery Village Homes!

- Over 30 years experience in Montgomery Village
- Village Resident
- Top Office Producer
- Dedicated to meeting your individual needs



SOLD!

## Clearspring Manor

\$419,900

Classic updated colonial in Damascus. New kitchen with stainless steel appliances. New carpet and paint. 4 bedrooms, 2 1/2 baths, walkout finished basement, 2 car garage.

SOLD!

## Shadow Oak

\$305,000

Beautiful, recently renovated TH. White cabinets, granite counters, stainless steel appliances. 3 bedrooms, 2 full, 2 half baths. Deck, hardwoods, walkout fin. basement. Backs to woods.

Call Barbara to See!

Cell: 301-332-9914 | Office: 301-548-9700

E-mail: [barbara.siegel@LNF.com](mailto:barbara.siegel@LNF.com)



**WWW.MONTGOMERYVILLAGE.COM**

### WILLIAMSBURG CLOTHES CLOSET AT ASBURY METHODIST VILLAGE



201 Russell Avenue  
(Admin. Bldg.) Lower Level

Open Tues. and Wed. 10am - 3pm

1/2 Price CLEARANCE Sept. 3-11

Closed for Cleaning Sept. 17 and 18

Cash or Checks only

301-216-4250

GENTLY WORN FINE CLOTHING FOR LADIES AND GENTLEMEN

## HOMES CORPORATIONS

## NORTHGATE NEWS

## Budget work ongoing

by the Northgate Board of Directors

The board is working to finalize the FY2020 budget. Information will be sent to all homeowners once the process is completed and a draft developed. Please stay tuned.

By the October column, the first leaf removal should be scheduled. Please watch for the article.

There have been a number of fox sightings in Northgate. While a fox will typically run from people, please do not leave your pets outside.

School has started, so we want to remind everyone to drive carefully and observe the rules for when a school bus has stopped to let off or pick up students. In addition, a number of children walk on Aspenwood Lane where there are no sidewalks. Please drive slowly!

Finally, please observe the trash rules. It is not difficult.

Northgate provides two trash pickups per week, including a bulk pickup. Montgomery County picks up recycling once per week. Help keep our community clean.

Regular trash pickups for Overlea and The Points are on Mondays and Thursdays. All other sections have pickups on Tuesdays and Fridays (McKendree I & II, Apple Ridge, Shadow Oak, Dorsey's Regard and Williams Range).

If you need a bulk trash pickup, please place your items out on the following schedule:

**Thursdays:** Overlea and The Points

**Fridays:** Apple Ridge, Dorsey's Regard, McKendree I & II, Shadow Oak and Williams Range

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

## MIDDLE VILLAGE VOICE

## WSSC Pipe Replacement Project – Brassie Way

by the Middle Village Board of Directors

WSSC will be working in the 9600 block/section of Brassie Way over the next few weeks to install new ductile iron pipes. During this time there will be parking restrictions from 7 a.m. to 3:30 p.m. Vehicles must be moved from the areas by 7 a.m., Monday through Friday. Signs will be placed in the restricted parking areas.

Affected residents will be notified if the water service will be interrupted. To receive an e-mail or text message alert when your water service is disrupted, you can register for the WSSC's Customer Notification System at [www.wsscwater.com/cns](http://www.wsscwater.com/cns). The service is free, but your standard text message rates do apply. We appreciate your patience while WSSC completes the pipe replacement.

## SCHOOL IS IN SESSION

The school year is back in full swing which means children will be walking to and from school and activities. Drive slowly through our community and keep an eye out for children crossing streets, playing in the parking lots and running from between or behind cars. Safety is everyone's responsibility.

## RECYCLING

Recycling is collected in Middle Village on Wednesdays.

**What goes in a recycling bin?**

- Aluminum foil products
- Cans: aluminum, steel, bi-metal
- Glass bottles and jars
- Plastic bottles, containers, tubs and lids
- Paper items: break down boxes and bundle your paper items separately

Is your recycle bin overflowing? You can order new recycling bins (limit of five bins per calendar year) free of charge from Montgomery County and they will be delivered to your home by county recycling staff (not the recycling collection crew).

To order a new bin(s), visit [www2.montgomerycountymd.gov/depwebstore/items.aspx?subcatalog\\_id=11](http://www2.montgomerycountymd.gov/depwebstore/items.aspx?subcatalog_id=11). For more information or questions, call the Montgomery County Department of Environmental Protection using the 311 system.

Remember to place household trash or recycling out after

6 p.m. the evening before pickup or on the morning of pickup. Any other time is a violation of the community trash policy and is subject to fines.

Note: If it does not fit into the blue recycling container, it is not recycling. If it does not fit into the 35-gallon trash can previously provided, it is not normal household trash. If it is yard waste, it must be in a paper bag or bundled and placed out with recycling.

## ASSESSMENTS

We live in a community that requires every homeowner to pay assessment fees. Assessments are used to pay contractors for landscaping, snow removal, trash collection, collection of illegally dumped trash, lighting, repairs on community property, etc. If you are a homeowner, you were provided with this information during closing.

Reminder: Assessments are due to be paid monthly. Your payment must be received by ComSource on or before the 15<sup>th</sup> of the month to avoid late charges. Your regular payments allow us to continue providing services to our community.

Homeowners who are delinquent with their assessment payments must pay their past due balance in full or make arrangements to pay them. The first step to making payment arrangements is contacting Edna Kwetli at 301-924-7355 or e-mail [ekwetli@comsource.com](mailto:ekwetli@comsource.com).

## Important Contact Numbers

Security on Demand  
877-241-1265

Big Tow – 301-424-4869

Potomac Disposal  
301-294-9700

Montgomery County Police  
Non-emergency  
301-279-8000

Emergency – 911

Comsource – 301-924-7355

## CONTACTING COMSOURCE

ComSource is our management company. If you have a comment or complaint, please include your name, address, phone number, location of issue/problem and specific details in your correspondence or when you are leaving a phone message for the property manager.

Contact ComSource at 301-924-7355 or e-mail [ekwetli@comsource.com](mailto:ekwetli@comsource.com) or [sumali@comsource.com](mailto:sumali@comsource.com).

## BOARD MEETING SCHEDULE

The next Middle Village Homes Corporation board meeting is scheduled for 7 p.m. on Tuesday, Oct. 22 in the Thomas Choice Clubhouse, 19401 Brassie Place.

**Middle Village Voice: for residents of Thomas Choice West and Clubside.**

## EAST VILLAGE ECHO

## What can a blizzard cost?

by David Cline

East Village residents have had a chance to review a draft of the East Village proposed annual budget. One item that impacts all of us is blizzards.

It's unlikely to get a blizzard in September, but we have to plan for them as we do get them during the winter months. When blizzards do hit, the East Village budget can take a hit, too.

Over the past few years, East Village has increased the budget line item for snow removal. Part of the reason for the increase is the county law requiring sidewalks to be cleared within 24 hours after a snow storm ends.

Blizzards are a special event that is hard to predict and can have a significant impact on the budget. For instance, a few years ago, we had one blizzard that cost nearly \$150,000 for a weekend storm. The budget for the entire year was set at around \$80,000. It is fortunate East Village has significant reserves to offset such events. Some money can be delayed from other areas of the budget when that happens, too.

## PICKING UP AFTER YOUR PET

Most East Village residents have been very good about picking up after their pets when walking them. Common property areas have waste stations that provide a place to discard a pet's waste. It keeps East Village looking good and also keeps it healthy. Pet owners should be complimented for picking up after their pets.

## ANNUAL PICNIC COMING UP

Everyone is invited to the East Village Annual Picnic from noon to 3 p.m. on Sunday, Sept. 22 at the Lake Marion Community Center, 8821 East Village Avenue. There'll be a DJ holding a dance contest. Face painting is always a favorite of children. Plus, there's always great food. The East Village board members invite all to come and meet your neighbors!

**East Village Echo: for residents of The Downs, The Reach, The Estates, Essex Place II, Candle Ridge, Gablefield, Glenbrooke, Meadowgate, Ashford, Holly Pointe and Wethersfield.**

[www.montgomeryvillage.com](http://www.montgomeryvillage.com)



VISIT US AT THE TW PERRY HARDWARE STORE, WE ARE HAPPY TO HELP YOU!



Stop by our store and let us help you on your upcoming projects! Our sales staff have product training to assist you quickly and efficiently:

Paint • Hardware • Power Tools  
Decking & Railing • Seasonal Supplies  
Windows • Doors • Lumber • Millwork



8101 Snouffer School Road  
Gaithersburg, MD 20879  
M-F 6AM to 5PM SAT 7AM - 3PM  
301-840-9600 - [www.twperry.com](http://www.twperry.com)

HOMES CORPORATIONS

NORTH VILLAGE VIEW

# North Village 2020 Budget

by the North Village Board of Directors

The North Village Homes Corporation (NVHC) Board of Directors has approved its draft 2020 budget for publication, in preparation for a final vote at the Thursday, Oct. 17 meeting. The accompanying table provides a brief summary, and the corresponding assessment the board proposes for 2020.

Guided by the bylaws of the North Village board, certain expenditure increases

are capped by the Consumer Price Index change (CPI) from last year to this year. Those expenditures include everything but the special contracts for security and trash. The CPI change for the evaluation period was 1.9%. The overall increase, when all outlays are considered, projects to be an overall 2.8% increase over last year.

### BUDGET ANALYSIS

If you are reading this article, you have an interest in understanding the budget for

next year, which is laudable. We hope you will find the information helpful.

Maintenance costs are the largest part of the budget, consistent with prior years. Of the \$229,473 we are budgeting for 2020, the fixed price landscaping accounts for \$108,323 of that. These funds will help ensure that the common area lawns are mowed and that the leaf collection will continue as well. This contract came in at 1.7% higher than last year. Another large component of the maintenance category is the tree removal line item, budgeted at \$48,150. We continue to see the need for these costs despite addressing them each year, and thus a 7% budget increase could still see us over budget in this category when 2020 is finished.

We have special contracts for trash and security, authorized by homeowner-approved bylaws, that account for approximately \$111,700 in our budget. The security contract increased in 2019 due to labor law changes enacted by county government. As a result, the 5% increase over last

year's budget seems high until that increase is considered. We are budgeting \$64,900 for trash removal for 2020. This number has increased to reflect addition funding for bulk trash removal as a result of the continued failure of many residents to use the bulk trash pickups included in the contract. A simple call could save everyone money. We hope we can reduce these costs in the future.

The third category of our budget is the non-maintenance portion and includes the Montgomery Village Foundation management fee, legal, bad debt and required expenses, such as audit and insurance expenses. We tried to offset the increase in the special contracts by lowering the budget for these non-maintenance costs by 3%. This was achieved by budgeting at or below the prior year for most items in this category. The largest decrease is in the electric charges, which are trending below 2019 budget for the year. Since tax return preparation costs have been included in the audit fee in recent years, and because we

pay no income taxes, we have eliminated the tax line item.

The planned contribution to capital reserves for 2020 of \$144,000 is an increase over 2019, but consistent with recommendations of our 2015 reserve study. We expect to incur costs related to that study that include some road repairs and some concrete repairs. We are looking to replace some entry signs over time as well.

We look forward to input from the residents on the 2020 budget. Please provide questions or comments to Community Manager April Steward at 240-243-2327, or e-mail [asteward@mvmf.org](mailto:asteward@mvmf.org) before the Thursday, Oct. 17 board meeting. Please plan to attend the meeting, which begins with residents time at 7 p.m. The meeting is in the North Creek Board Room, 20125 Arrowhead Road.

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

### Comparison of Proposed NVHC Budget for 2020 with Prior Years

	2020 Draft Budget	2019 Budget	2018 Actual
<b>Operating Costs</b>			
• <b>Maintenance</b>	<b>\$229,473</b>	\$216,605	\$201,469
Security	46,800	\$44,552	43,713
Trash	64,900	\$60,100	58,372
• <b>Total Security and Trash</b>	<b>111,700</b>	\$104,652	102,085
• <b>Non-Maintenance</b>	<b>150,646</b>	156,229	156,913
<b>Total Operating Costs</b>	<b>\$491,819</b>	\$477,486	\$460,467
<b>Contribution to Reserves</b>	<b>144,000</b>	\$141,500	\$136,000
<b>Total Expenditures</b>	<b>\$635,819</b>	\$618,986	\$596,467
<b>Annual Assessment</b>	<b>\$716.01</b>	\$697.06	\$697.80
<b>Quarterly Assessment</b>	<b>\$179.00</b>	\$174.25	\$174.45

### HOMES CORPORATION PROPOSED BUDGETS

## HOMES CORPORATIONS - 2019 & 2020 BUDGET INFORMATION

Homes Corporation	Year	Income	Administration & General Expenss	Utilities (Included in Admin)	Maintenance	Reserves/Capital Expenses Contrib.	Number of Units	Assessment including trash removal
East Village	2020	\$860,140.00	\$298,347.00	\$36,000.00	\$368,933.00	\$172,060.00	1389	\$604.27
	2019	\$860,140.00	\$289,696.00	\$35,000.00	\$380,650.00	\$168,994.00	1389	\$604.27
Eastgate	2020	\$317,193.00	\$121,137.00	\$13,000.00	\$146,300.00	\$49,756.00	443	\$693.44
	2019	\$310,955.00	\$120,017.00	\$12,000.00	\$142,750.00	\$48,198.00	443	\$679.36
Maryland Place	2020	\$177,710.00	\$79,112.00	\$5,000.00	\$55,902.00	\$48,249.00	276	\$643.84
	2019	\$172,534.00	\$77,595.00	\$5,500.00	\$52,746.00	\$46,296.00	276	\$625.12
North Village	2020	\$635,819.00	\$262,346.00	\$22,000.00	\$229,473.00	\$144,000.00	888	\$716.01
	2019	\$618,986.00	\$260,881.00	\$25,900.00	\$216,605.00	\$141,500.00	888	\$697.06
Patton Ridge*	2020	\$854,076.00	\$191,558.00	\$35,800.00	\$345,685.00	\$199,653.00	1072	\$796.72
	2019	\$837,403.00	\$191,432.00	\$35,800.00	\$339,138.00	\$188,653.00	1072	\$781.16
South Village*	2020	\$770,280.00	\$223,649.00	\$20,000.00	\$463,532.00	\$146,675.00	1010	\$762.64/\$866.64
	2019	\$735,280.00	\$230,932.00	\$25,000.00	\$420,749.00	\$141,675.00	1010	\$728.00/\$832.00
Stedwick*	2020	\$987,285.00	\$201,576.00	\$30,000.00	\$405,790.00	\$218,869.00	1260	\$783.56
	2019	\$966,915.00	\$200,101.00	\$30,000.00	\$387,665.00	\$218,869.00	1260	\$771.68
Whetstone	2020	\$493,998.00	\$94,915.00	\$4,500.00	\$179,808.00	\$263,275.00	447	\$1,105.16
	2019	\$456,722.00	\$98,415.00	\$4,500.00	\$138,754.00	\$232,923.00	447	\$1,021.75

\*Includes private security





**Buy Local. Buy Fresh.**



**Saturdays**

**thru Oct. 27  
9 a.m. to 1 p.m.**

**Christ the Servant  
Lutheran Church  
9801 Centerway Road  
Montgomery Village, MD 20886**

[www.mvfarmersmarket.com](http://www.mvfarmersmarket.com) • [facebook.com/MV.Farmers.Market](https://facebook.com/MV.Farmers.Market)



**PRODUCE**

Valencia's Produce  
Pleitez Produce

**FRUIT SPECIALISTS**

Fetters Fruit Farm

**MEAT**

Springfield Farm

**SWEET TREATS**

Barley Field Orchard  
Canela Bakery  
Just Pralines  
Killdeer Valley Cookies

**DRINKS**

Furnace Hills Coffee Company

**SPECIALTY ITEMS**

DMV Empanadas  
DC Dills  
Mesisam The Ethiopian Eatery  
The Crêpe Shoppe  
Yahawah Herbs



**WINERIES**

**Elk Run Vineyards**

Visiting: First, third and fifth Saturdays each month

**Great Shoals Winery**

Visiting: Sept. 28 and Oct. 26

**Urban Winery**

Visiting: Sept. 14, and Oct. 12

**MICROBREWERIES**

**Mully's Brewery**

Visiting: First, third and fifth Saturdays each month

**Blackwater Distilling**

Visiting: Sept. 14, Sept. 28, Oct. 12, and Oct. 26

sponsored by Montgomery Village Foundation and Georgetown Hill Early School



Jane W Daza Ins Agency Inc.  
Jane Warfield Daza, Agent  
19556 Club House Road, Suite 120  
Montgomery Village, MD 20886  
Bus: 301-948-6061  
Habla Español

**Look no further.**  
Having one special person for your car, home and life insurance lets you get down to business with the rest of your life. It's what I do.  
**GET TO A BETTER STATE. CALL ME TODAY.**



State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company, State Farm Fire and Casualty Company, 1101201.1, State Farm General Insurance Company, Bloomington, IL

**301.977.0663**  
Broker Office 301-540-1330

*Homes by*  
**AUDREY & TEAM**  
OF REALTY, LLC

"We Sell More... Because We Do Significantly More!"

**Audrey Primoza**      [www.HomesByAudrey.com](http://www.HomesByAudrey.com)

<p><b>Just Listed</b></p> <p><b>Laytonsville \$724,000</b></p> <p><b>Expanded Dutch Colonial</b> Elegant Custom Built Dutch Colonial in Goshen Estates! Over \$200K in Upgrades &amp; Updates! Updated Tuscan style gourmet kitchen. Upstairs are 5 BRs, sewing room, &amp; 3 full updated baths. 2 half baths on main level. Master BR has a completely new master bath. Refinished hardwood floors on 2 levels, 3 fireplaces, screened porch addition, &amp; whole house generator. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p><b>Just Listed</b></p> <p><b>Laytonsville \$624,000</b></p> <p><b>Open Design Colonial</b> Better For Sale Stylish Open Floor Colonial. Over \$113K in Upgrades &amp; Updates. 4 Bedrooms, 2.5 baths, &amp; 2-car garage. Updated gourmet kitchen &amp; breakfast area. Brazilian teak hardwood floors in LR, DR, &amp; family room w/ 3-sided gas FP. Sunroom has large windows &amp; French door to the deck. Master BR w/ an updated new master bath. Finished lower level has a rec room &amp; den. Home Warranty! Virtual Tour: HomesByAudrey.com</p>	<p><b>Elegant</b></p> <p><b>Laytonsville \$885,000</b></p> <p><b>Exquisite Colonial!</b> A Winchester Homes, Randall Model with \$82,500 in Upgrades &amp; Updates. 4 BR, 4 Baths, &amp; 3-car side load garage. Center isle gourmet kitchen overlooks the large breakfast area that has walls of windows. Two sided gas fireplace is shared with 2-story FR &amp; sunroom. Master BR has dressing area &amp; 2-walk in closets. Finished walk-up lower level has rec room &amp; full bath. Warranty. Virtual Tour: HomesByAudrey.com</p>
--	---	---

[www.HomesByAudrey.com](http://www.HomesByAudrey.com) For Open House Directions & Virtual Tours of All Our Homes

Audrey Primoza is a licensed agent of Weichert, Realtors © Copyright 2019 and © Registered Trademark All The Same Property Of Audrey Primoza. All Rights Reserved.

## AT YOUR LEISURE

## Kentlands Mansion Fall Bridal Showcase

Planning your dream wedding, but don't know where to start? Get one-of-a-kind ideas at the Kentlands Mansion Fall Bridal Showcase on Sunday, Sept. 22, from noon to 4 p.m. Gaithersburg's elegant 19<sup>th</sup> Century estate provides the perfect intimate setting to jump start your wedding planning process or put the finishing touches on your special day. The Mansion is located at 320 Kent Square Road, Gaithersburg.

At this one-stop wedding shop we invite you to experience the elegance and charm of the historic mansion and garden while meeting one-on-one with wedding vendors who can help make your special day a dream come true. Visit with photographers, event planners, musicians and more. Brides- (and grooms) to-be can spend the day sampling delicious cuisine from the area's finest caterers, booking room blocks with hotel representatives, enjoying music by various entertainers and discovering the latest wedding trends. Find unique inspiration with place settings and centerpieces displayed by florists and caterers and experience a mock wedding in the mansion's side garden, where you can take a "first-dance" lesson, learn

some wedding etiquette and get tips from makeup artists.

Whether you are just starting your planning, finalizing the details, or somewhere in between, you'll find exactly what you're looking for at the Fall Bridal Showcase. Door prizes will be awarded throughout the day. Admission is \$5 in advance at <http://gburg.md/bridalshow> tickets and \$10 at the door.

For more information, call 301-258-6425.



## "Helen on Wheels" kicks off Best Medicine Rep's third season

Best Medicine Rep, Gaithersburg's professional theater company, begins its third season with Cricket Daniel's heartwarming comedy "Helen on Wheels." Directed by Kelsey Yudice, the production will run Friday, Sept. 13 through Sunday, Oct. 6, in their theater space at the Lakeforest Mall, 701 Russell Avenue, on the second floor near Sears.

"Helen on Wheels" is about a feisty granny in Oklahoma who keeps getting in trouble with the law. Her son wants her to move into a home, but she refuses to go. The script has been produced a number of times on the west coast, but Best Med's production will be its DC area premiere. Best Med Rep developed the script as part of its reading series last season.

"It's a lovely play," declares director Kelsey Yudice, "It's funny, it's romantic. And Helen is such a wild character! She will definitely appeal to Best Medicine Rep's audience." Yudice will be familiar to Best Med regulars from her work as assistant director of last season's hit "Play Date," and from performing in season one's "The Texas Homecoming Revolution of 1995." Kelsey



also directed two readings for BMR last year, and recently appeared in Wolfpack Theatre's production of "Hand to God." She spent the last three years working as an Associate Artist with InterAct Story Theatre.

Playwright Cricket Daniel lives in Bend, Oregon but hails from California. Cricket holds a theater degree from UC Santa Barbara and studied Shakespeare in Cambridge, England. She has an extensive background in improv, stand-up and theater. Says Daniel, "I happened to be in the audience watching a play the same night as the playwright and ended up watching him more than the play. By the end of the evening I thought, 'I wanna be that guy!'" Her other plays include "The Lost Virginity Tour," "Couple Dating" and "The Night Before the Night Before Christmas."

Starring in the title role of Helen is Gaithersburg resident

Liz Weber. Weber's credits include productions at Signature Theatre, Woolly Mammoth, Toby's Dinner Theatre and Harlequin Dinner Theatre, where she earned a Helen Hayes nomination for "Me & My Girl."

Also performing in the play are Nicholas Allen, Bill Hurlbut, Carol Randolph and Best Med favorite Terence Heffernan.

Subscriptions and individual tickets are available online at [www.bestmedicinerep.org](http://www.bestmedicinerep.org). Tickets are \$25 for general admission and \$23 for seniors; purchasing a season pass will save patrons 25% off the general admission price. Show times are Fridays and Saturdays at 7 p.m. with Saturday and Sunday matinees at 2:30 p.m.

Now entering its third season, Best Medicine Rep is a nonprofit theater company that specializes in new comedies. It is dedicated to the artistic, educational and cultural development of the Gaithersburg and Montgomery Village area. For more information, visit [www.bestmedicinerep.org](http://www.bestmedicinerep.org).

## Frederick Oktoberfest Walk

The Seneca Valley Sugarloafers Volksmarch Club is sponsoring a Frederick Oktoberfest Walk on Saturday, Sept. 28. The 6km/10km trails, rated 2A, go through Historic Frederick and along Carroll Creek Park. The 10km continues on tree-lined trails, over several types of bridges, through other Frederick Parks and on paths in Hood College on sidewalks and roadsides. The trails are user friendly for wagons, wheelchairs and strollers,

though some difficulty may be encountered where there are no curb cuts.

The Start/Finish point is at the Frederick Fairgrounds, 797 E. Patrick Street, Frederick. The start table is located within the fairgrounds beyond the entrance to Gate 1 for the Oktoberfest. Volksmarch parking is across from Gate 1 of the fairgrounds. Parking is free but you may make a donation to the Rotary Interact Club volunteers from local high schools.

The walk is free; Volksmarch credit is \$3. The start time is between 9 a.m. and noon. Participants must finish by 3 p.m. Restrooms are available at the Start/Finish point and along the trail. No pets are permitted at the fairgrounds. Walkers will enjoy free entry into Frederick's Oktoberfest!

For more information, contact Alison Andrews at 301-828-5257 or e-mail [alison.cellphone@gmail.com](mailto:alison.cellphone@gmail.com).

## Take a trip to Monet's gardens

For \$63.26 you can book a round trip excursion from Paris to Giverny and view Claude Monet's fabulous gardens, the inspiration for his Impressionist paintings. Of course, you would have to book a flight to Paris which would increase the tour's price substantially. But Monet's gardens are a priceless experience, and one which should not be missed. Is there another way?

Yes, and Montgomery Village Garden Club (MVGC) has the answer! The MVGC's first meeting of the 2019-20 season, Monday, Sept. 9, will feature a virtual trip to Monet's Gardens. MVGC Secretary and Distinguished Toastmaster Nina Chace will lead a virtual tour of the site, and share the scenes of these amazing gardens shot while recently visiting Giverny.

Those interested are invited to the meeting scheduled for 7:15 p.m. at North Creek Community Center, 20125 Arrowhead Road (please note the change in location); snacks will

be served. Also during the September meeting, "Lettuce Entertain You." Master Gardener Paula Brooks will offer a short introduction to sowing fall plants in your home garden. Sample seeds of lettuce, kale and spinach will be available; take these home and grow in as little as 4 inches of soil!

For more information, contact Nina Chace at 301-330-4713, or Geri Matisse at 301-461-6156.



## Global health expert to discuss book at AAUW meeting

Global health expert and author Eloho Basikoro will discuss her forthcoming book "Pathologies of Patriarchy," detailing the impact of gender gaps in HIV/AIDS intervention in her home country of Nigeria, at the Tuesday, Sept. 17 meeting of the American Association of University Women (AAUW)-Gaithersburg.

Dr. Basikoro earned her PhD at the University of Washington and is an AAUW International Doctoral Fellow.

All residents are welcome to attend the meeting in



Room 1, second floor, Gaithersburg Library, 18330 Montgomery Village Avenue. The meeting begins at 7 p.m. with refreshments and continues with the speaker at 7:30 p.m.

For more information, call 301-840-5443.

RECREATION

## Calling all Basketball players!

Do you have what it takes to rule the court? MVF is hosting a 3v3 Basketball Tournament on Saturday, Oct. 19 at Lake Marion Community Center, 8821 East Village Avenue. The MV3 Basketball Tournament is a double-elimination, competitive and fun event for players of all levels ages 18 and older.

Teams can have a maximum of 4 players, or players can register as a "Free Agent" to be placed on a team. Registration is \$25 per player and includes a T-shirt.

Support friends, family neighbors and teammates during the tournament from 10 a.m. to 4 p.m. There is no admission fee to watch the tournament. Concessions will be available for purchase.

Register online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com); all team members and free agents must be registered and paid by Friday, Sept. 27 to be entered into the tournament.

For more information, contact Kendall Thomas at 240-243-2338 or e-mail [kthomas@mof.org](mailto:kthomas@mof.org).



## Doggie Paddle Swim a tail-wagging good time



photos by Kristen Marrs and Roz Price

4130.612

# Flashlight

## Halloween hunt

Saturday  
Oct. 26  
6:05 to 7:35 p.m.

Wear your costume, bring your own bag and a flashlight! Participants will be hunting for treats!

**Ages 2 to 4 – 6:10 to 6:20 p.m.**

**Ages 5 to 7 – 6:30 to 6:40 p.m.**

**Ages 8 to 12 – 6:50 to 7 p.m.**

**All Ages – 7:10 to 7:20 p.m.**

**\$3 per child before Thursday, Oct. 24; \$5 at the gate.**

**Children must be accompanied by an adult. Adults are free!**

**South Valley Park/Bowie Pavilion, 19003 Watkins Mill Road**

## Lil' Kickers Soccer

Lil' Kickers Soccer will help teach your 2 or 3-year-old the basics of this fun sport. Each week the soccer class will build on the basic skills that were taught the week before. Sign your child up for a fun morning of soccer skills.

Classes run from 10:15 to 10:45 a.m. on Saturdays, Sept. 7

through Nov. 9 at Patsy Huson Ballfield, 20300 Fulks Farm Road. This class costs \$90/Resident or \$100/Non-resident.

For more information or to register, call 301-948-0110 or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).



## Youth Fall Soccer League

Montgomery Village has partnered with the City of Gaithersburg to enter girls and boys teams in their soccer league. Games are scheduled for Saturdays, Oct. 5 to Nov. 16 at Lakelands. A league meeting hosted by the City of Gaithersburg will be scheduled soon. Participants will compete in three age categories: Kindergarten; Grades 1 and 2; and Grades 3 and 4.

The deadline to register is Monday, Sept. 9. Practices start Wednesday, Sept. 11, at 5:30 p.m. at the Apple Ridge Recreation Area, 10101 Apple Ridge Road. Registration is \$57 for residents and \$62 for non-residents.

If you are interested in registering or coaching, contact Christian Hayes at 240-243-2367 or e-mail [chayes@mof.org](mailto:chayes@mof.org).



For more information or to register, call 301-948-0110 or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

RECREATION



Campers from MVF's Superhero Engineering with Lego® and Mad Science: Secret Agent Lab specialty camps ended their summer by honing their science skills.

### MV Flag Football

Get into flag football this fall! Boys and girls in Kindergarten through 5<sup>th</sup> grade can participate in this fun sport this season.

The deadline to register is Wednesday, Sept. 11. Practices begin Thursday, Sept. 19, at 5 p.m. at Patsy Huson Ballfield, 20300 Fulks Farm Road. Games are scheduled for Saturdays, Sept. 28 through Nov. 16 at Lakelands Middle School, 1200 Main Street, Gaithersburg.

Registration is \$57 for residents and \$62 for non-residents. If you are interested in registering or coaching, contact Christian Hayes at 240-243-2367 or e-mail [chayes@mfvf.org](mailto:chayes@mfvf.org).



### Cross Country

Come enjoy running cross country with your friends in late summer and early fall. The cross country program includes practices and meets for boys and girls. Five meets are scheduled at courses throughout the City of Gaithersburg on Saturdays between September 21 and October 19.

Groups and distances are determined by grade:

- Grades 1 to 3: .75 miles
- Grades 4 to 6: 1 mile
- Grades 7 and 8: 1.5 miles

The deadline to register is Monday, Sept. 9. Practices start the following day, Tuesday, Sept. 10, at 6 p.m. at North Creek Community Center, 20125 Arrowhead Road. Registration is \$57 for residents and \$62 for non-residents.

If you are interested in registering or coaching, contact Christian Hayes at 240-243-2367 or e-mail [chayes@mfvf.org](mailto:chayes@mfvf.org).



### Free Halloween Concert

Join the Montgomery Village Community Band on Sunday Oct. 27 at 3 p.m. at the Lake Marion Community Center, 8821 East Village Avenue, while they perform Halloween themed-musical selections from movies and performances, as well as jazz tunes and marches. Concert-goers are encouraged to wear a frightful or delightful costume!

For more information, visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).



### Final concert of the Summer!

Don't miss MVF's final Signature Series Concert this season! Southern Charm will close the concert series at 7 p.m. on Saturday, Sept. 14 at the Bowie Music Pavilion, 19003 Watkins Mill Road. This local Frederick group will perform your favorite country and rock hits from iconic artists such as Shania Twain, Dixie Chicks and Keith Urban to The Eagles, AC/DC and more!

Beer and wine sales will be available from Mulley's Brewery and Elk Run Winery to those 21 and older. Bring a chair or blanket and settle in for a night of great music you don't want to miss!

For more information, call 301-948-0110 or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).



*Ganache • Truffles • Dipping techniques for ages 18 and up*

## Chocolate Making

4019.415 **Saturday, Oct. 19 | 3 to 5 p.m.**  
 4019.416 **Sunday, Oct. 20 | 3 to 5 p.m.**

Spend 2 hours learning and practicing chocolate crystallization techniques with Head Chocolatier Crisoire Reid from SPAGnVOLA Chocolate!

North Creek Community Center, 20125 Arrowhead Road  
 \$75/Resident, \$140/Couple

For more information or to register, call Kendall Thomas at 240-243-2338, e-mail [kthomas@mfvf.org](mailto:kthomas@mfvf.org) or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

**American Red Cross**

## Safety Training

North Creek Board Room  
 20125 Arrowhead Road  
 Pre-registration is required for both programs.

**American Red Cross Babysitting Training**  
 4011.421  
 For ages 11 to 15. Participants should bring a non-perishable lunch.  
**Saturday, Nov. 2**  
**9 a.m. to 3 p.m.**  
 \$70/Resident, \$80/Non-resident

**American Red Cross Adult and Pediatric First Aid/ CPR/AED Training**  
 4011.420  
 Must be at least 11 years old to participate. Participants should bring a non-perishable lunch.  
**Tuesday, Oct. 15 and**  
**Wednesday, Oct. 16**  
**6 to 10 p.m.**  
 \$70/Resident, \$80/Non-resident

For more information call Tara O'Shea at 240-243-2361, e-mail [toshea@mfvf.org](mailto:toshea@mfvf.org) or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

RECREATION

## Montgomery Village Community Band

Are you looking for a creative outlet for your musical talents? Do you want to get back into playing an instrument you once loved? Then look no further than the Montgomery Village Community Band (MVCB)!

The MVCB is always ready to take on new musi-

cians. Practice is held from 7:30 to 9 p.m. at the Stedwick Community Center, 10401 Stedwick Road, on the first, second and fourth Wednesdays of each month, and in the Watkins Mill High School band room, 10301 Apple Ridge Road, on the third Wednesday of each

month. Come join the fun for the annual membership fee of \$30.

For more information, e-mail Band Director Steven Wampler at [jazzwamp@gmail.com](mailto:jazzwamp@gmail.com) or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

## Grab your popcorn for an outdoor movie

Families and friends are invited to enjoy a cozy evening in front of the big screen with Disney/Pixar's "Incredibles 2" at 7 p.m. on Saturday, Sept. 28. Bring your blanket or lawn chair to the Bowie Music Pavilion, 19003 Watkins Mill Road, sit back, relax and enjoy the show! The movie begins promptly at 7 p.m. Popcorn, snacks and drinks will be available for purchase.

For more information, call 301-948-0110 or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

## Tiny Tots Playtime

Bring your little one (15 months to 5 years old) to Lake Marion Community Center, 8821 East Village Avenue, for playtime in the gymnasium. Have fun interacting with kids and parents while you play with balls, hula-hoops and scooters, or bring your

own riding toys (parents must supervise children at all times).

Fall session meets from 10 to 11:30 a.m. on Tuesdays and Fridays, Oct. 1 to Dec. 20 and costs \$4/child per visit. For more information, call 301-948-0110 or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).



## Lacrosse by Lax Goat

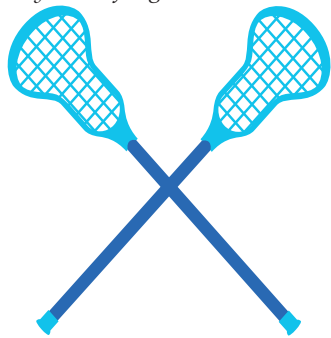
Get in on the action of one of Maryland's most popular sports – lacrosse! Lax Goat works with kids to cultivate an environment where all athletes have individualized attention. Instructors follow a small group model where they can focus on the needs of each athlete.

Athletes ages 7 to 10 will learn the fundamentals of lacrosse through fun games to develop skills such as scooping, passing, catching, cradling, shooting and more. All skills levels are welcome.

Lacrosse is scheduled for Wednesdays (5:30 to 6:30 p.m.) and Saturdays (10:30 to 11:30 a.m.) through Saturday,

Oct. 19. Join the fun for \$55/Resident or \$65/Non-resident. Lacrosse meets at Patsy Huson Ballfield, 20300 Fulks Farm Road.

For more information or to register, contact Christian Hayes at 240-243-2367 or e-mail [chayes@mvf.org](mailto:chayes@mvf.org).



Enjoy the sounds of All Hallow's Eve

**FREE HALLOWEEN CONCERT**

performed by  
**the Montgomery Village Community Band**  
under the direction of Steven Wampler

**Sunday, Oct. 27 | 3 p.m.**

Eerily-beautiful sounds will fill the air as the Montgomery Village Community Band performs Halloween-themed musical selections from movies and performances, as well as jazz and marches. Feel free to wear your most frightful or delightful costume!

Lake Marion Community Center, 8821 East Village Avenue



For ages 18 and Up

4703.420

**Saturday, Oct. 19**  
10 a.m. to 4 p.m.

**Lake Marion Community Center**  
8821 East Village Avenue

To Register, go to [www.montgomeryvillage.com](http://www.montgomeryvillage.com) and click "MV3 Basketball Tournament" under Events  
**Space is limited.**

Team Fee: \$25/person with a minimum of 3 players by Friday, Sept. 27.

Final Roster deadline: Friday, Oct. 4

Winning team is the first to reach 11 points or team with the most points at 15 minutes

A trophy will be awarded to the Championship team



For more information call Tara O'Shea at 240-243-2361, e-mail [toshea@mvf.org](mailto:toshea@mvf.org) or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).



For more information or to register, call Kendall Thomas at 240-243-2338, e-mail [kthomas@mvf.org](mailto:kthomas@mvf.org) or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

## MV SENIORS

# seniors in action

Stedwick Community Center, 10401 Stedwick Road

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

## FALL Session through Dec. 13

Your first visit to one of our programs is free!

### MONDAY

**SiA Social Games** 10 a.m. to 1 p.m.

Games, conversation and refreshments.

**Book Discussion Group** 10 to 11 a.m.  
third Monday each month

Meeting dates: Sept. 23, Oct. 14, Nov. 18 and Dec. 16

**Arts and Crafts** 10 a.m. to noon

Various creative projects for all skill levels.

### TUESDAY

**Light Cardio Workout** 9 to 10 a.m.

Work out with other SiA members using light weights and resistance bands. Guided by an interactive exercise video.

**Flow Motion** 11:30 a.m. to 12:15 p.m.

Work the mind/body between controlled, flowing motions, range of motion improvement, balance and muscular strength. Moves are performed seated and/or standing.

**SiA Member Meeting** 10:15 to 10:45 a.m.

Join MVF staff to discuss new ideas, suggestions or questions.

### WEDNESDAY

**SiA Social Games** 10 a.m. to 1 p.m.

Games, conversation and refreshments.

### THURSDAY

**Light Cardio Workout** 9 to 10 a.m.

Work out with other SiA members using light weights and resistance bands. Guided by an interactive exercise video.

**Total Body Tune-up** 11:30 a.m. to 12:15 p.m.

Fun and easy to follow seated and standing movements to tone and stretch gently and comfortably, set to lively music.

### FRIDAY

**Bingo & Brown Bag Lunch** Noon to 2 p.m.  
second Friday each month

Bring a lunch (beverages provided) and play bingo with friends. **Free for members, \$2/Non-member**  
Sept. 13, Oct. 11, Nov. 8 and Dec. 13

## A look back...



MVF's Seniors in Action group bids a fond farewell to Program Leader Alex Alcon as he takes on some new adventures.

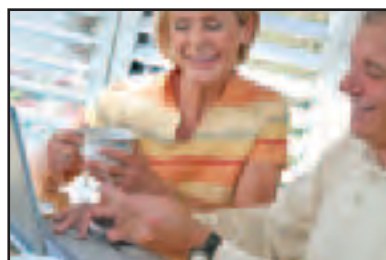
## Up next...

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



### WELCOME BREAKFAST FOR 55+

Join us Monday, Sept. 16 at 10:30 a.m. for our first Seniors in Action (SiA) Welcome Breakfast. Non-SiA members (55+) are welcomed! This is your opportunity to learn more about SiA programs and socialize with current members.



### SIA E-MAIL LIST

Take action and sign up to become part of the most distinct and diverse group in Montgomery Village!

Not receiving the weekly SiA e-mails? Ask to be added to the list for updates and changes related to Seniors in Action.

### REGISTRATION

Sign up today at any SiA program, the MVF Office,  
10120 Apple Ridge Road, or online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com)!

The Seniors in Action program offers convenient and affordable activities to seniors 55 years and older, Monday through Friday. For more details on any Seniors in Action activity, call 301-948-0110 or visit [www.montgomeryvillage.com](http://www.montgomeryvillage.com).

**CLASSIFIEDS**

**HELP WANTED**

**MONTGOMERY VILLAGE FOUNDATION IS SEEKING:**

**FITNESS INSTRUCTOR**

Montgomery Village Foundation is looking for fitness Instructors who have a serious passion for fitness and will motivate seniors, adults and teens to get active. The ideal candidate will have availability in the fall and winter (September 9 to December 16). We are all about making our members feel like part of our family and it is your job as the instructors to make sure our residents feel supported, encouraged and motivated at every session. The position is part-time and suited to instructors who are passionate about health, well-being and fitness, as well as building a community that keeps our participants coming back every single day.

Availability:  
 Anytime Monday to Friday: 11 a.m. to 4 p.m.  
 Monday: 6 to 7 p.m.  
 Wednesday: 6:15 to 7:15 p.m.  
 Saturday and Sunday: morning and afternoon

We need instructors for the following:  
 Strength and Conditioning • Mind Body • Dance • Zumba • Yoga • Kickboxing • Kangoo Jump

Applications can be submitted online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com) or at the MVF Office at 10120 Apple Ridge Road, Montgomery Village, MD 20886. Montgomery Village Foundation is an EOE. M/F/D/V

**EXPERIENCED KITCHEN INSTALLER**

Help problem solve through to the installation of your homeowner purchased cabinets and design.

See Facebook:  
 Randy Walsh Custom Interiors  
 MHIC 85822  
 301-385-2322

Off-season plans September to March are a great time

**YARD SALE**

**MV COMMUNITY YARD SALE**

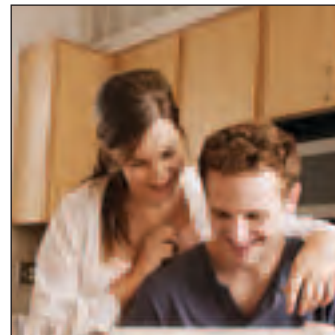
Dunbridge Way, Frenchtown Place & Racine Court

Saturday, Sept. 7 and Sunday, Sept. 8

8 a.m. to 4 p.m. (Rain or Shine)

Find your next treasure!

Call Cherie 301-370-8456



Submit your classified ad to [classifieds@mvf.org](mailto:classifieds@mvf.org) or call 240-243-2359

New

Classifieds

Submit your classified ad to [classifieds@mvf.org](mailto:classifieds@mvf.org) or call 240-243-2342 or 2359

**CLASSIFIED AD DEADLINE**

**MONDAY, SEPT. 30**

**Terms & Conditions:**

1. MVF reserves the right to:
  - a. Reject advertisements that do not adhere to local, county, state and federal laws.
  - 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.

Submit your classified ad to [classifieds@mvf.org](mailto:classifieds@mvf.org) or call 240-243-2359.

**Get an advertising plan to fit your needs**

**Call Beto Benitez at 240-243-2359**

**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:** \$ \_\_\_\_\_

Payment **MUST** accompany Classified Advertising Order Form. Remit by charge card, cash or check made payable to the Montgomery Village Foundation.

Credit Card Number: \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
 3-digit V-code: \_\_\_\_\_  Visa  MasterCard  Discover  
 Name: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_



Have questions about  
real estate? ASK DEDE!  
301-502-4041



*Dede Burrell*

www.dedeburrell.com  
e-mail: dedeburrell@gmail.com  
301.502.4041

**For Sale**



**WHETSTONE \$485,000**  
Expanded brick colonial with kitchen/basement addition—lovely home backing to greenspace—4 BR, 2.5 BA, finished w/o basement, deck, FR fireplace—breakfast room, big kitchen, granite, stainless appliances—upgraded throughout

**Under Contract**



**MONTGOMERY VILLAGE \$229,900**  
3 BR, 2.5 BA TH has many updates including windows, HVAC, roof, sliding glass doors, kitchen updates – flagstone patio

*Love*  
Where You Live

**Sold**



**GREENTEE \$365,000**  
BRICK END UNIT  
Big, beautiful brick end unit with large rooms—4 BR, 2.5 BA, 5 walk-in closets, finished basement, fireplace, 1<sup>st</sup> floor family room, wood floors and carpet.

**Sold**

**WILLIAMS RANGE \$479,900**



OATLAND MODEL

**COURTS OF WHETSTONE \$450,000**



MOST POPULAR MODEL!

**THE DOWNS \$525,000**



BIG ADDITION!

**CHEVY CHASE \$695,690**



EDGEVALE COURT

**FRENCHTON PLACE \$355,000**



BIG HOUSE FOR TH PRICE!



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

**mobile office**  
**301-502-4041 • 301-258-7757 x 604**







# Montgomery Village Foundation

# 2020 PROPOSED BUDGET

The Montgomery Village Foundation (MVF) 2020 Proposed Budget and updated 5-Year Plan continues implementation of the MVF Board's approved Strategic Goals as well as programs and services that benefit residents of the community. The budget is focused on four primary goals:

- 1) To minimize assessment increases for the MVF and Designated Users Funds;
- 2) To continue implementing major reserve projects;
- 3) To maintain reserve contributions in accordance with the 2019 Reserve Study update; and
- 4) To fairly compensate MVF employees.

## 2020 PROPOSED BUDGET

**MVF Fund:** The MVF Fund is proposed to have an increase of \$0.83 per unit per month. Although MVF retains a sizeable undesignated surplus, it is projected that over the next three years, the undesignated surplus will continue to be spent down past the recommended amount of 10% of expenses for emergency expenditures. However, once the new Bloom and Village Center residential units are occupied, funds will become available to replenish the undesignated reserve balance. Using conservative estimates for revenue and expenditure growth, it is prudent to increase MVF's assessment in 2020 so that residents do not incur potentially larger assessment increases as the undesignated surplus decreases. The proposed budget increases the MVF assessment from \$21.03 to \$21.86 per unit per month. The 3.9% proposed assessment increase will generate \$113,395 in new assessment revenues.

Included in 2020 is the use of approximately \$270,845 of the nearly \$622,188 projected at the end of 2019 in undesignated operating reserves. These funds will be used to minimize the MVF assessment increase and cover expected legal expenses of approximately \$40,000 to prevent three condominium associations from withdrawing from MVF. In 2019 MVF is expected to spend approximately \$100,000 to address this legal case.

**Designated User Fund:** There is a major facility change in the pool cost center—the closing of the Watkins Mill Pool. This budget funds the demolition of the pool through the reserves budget and funds \$200,000 from the Capital Contribution Fund (CCF) to repurpose the site into a better utilized recreational facility. The operating savings from the pool closure will help offset the DU assessment

increase projected in the 2020 budget and beyond. Reserve funding allocated for the Watkins Mill pool will be reallocated to help fund the construction of other MVF pools in the coming years. With that said, due to the loss of the state exemption for the county minimum wage for temporary recreation employees, the DU assessment increase is sizable.

For years, the aquatics staff has provided detailed statistics on utilization of all seven MVF pools, and it is clear that the Watkins Mill pool, which is our smallest, is the least used pool. We have 6 other larger pools with plenty of capacity and which are increasingly expensive to operate. The reality is that as we renovate existing pools, such as Whetstone and Peggy Mark pools, our expenses to operate and reserve for these pools have increased. It makes both programmatic and financial sense for MVF to move in a different direction with the Watkins Mill pool and develop a plan to repurpose this site. Its location has always been a challenge, and visitors to the pool have complained about lack of privacy and noise due to the proximity of busy Watkins Mill Road, which fronts the pool site.

The Recreation Department staff will work on preparing several plans to reimagine this site. As always, we will involve the community in the process to ensure that all ideas are considered. The plans would then move on to the Recreation Committee for consideration and then come back to the MVF Board for final action.

The Designated User (DU) Fund is proposed to increase \$0.84 per unit per month. The Designated User Fund assessment continues to be increased to support personnel, operating costs, contributions to reserves and other capital expenses.

As projected in the 5-Year Plan, an increase in the DU Fund is needed to fund increased operation costs at pools and community centers. Three factors that drive the increase in the DU assessment are: additional funding for temporary pool staff; increased operating expenses; and an increase in the reserve contribution. The proposed budget increases the DU assessment from \$37.62 per unit per month to \$38.46 per unit per month. The 2.2% proposed assessment increase will generate \$81,608 in new DU assessment revenues.

Included in 2020 is the use of approximately \$100,038 of the \$340,977 projected at the end of 2019 in undesignated operating reserves. These reserves will be

replenished as the new residential units from the Bloom and Village Center developments are occupied.

**User Fee Fund:** For many years, the user fee program revenues exceeded expenses, which supported the MVF Fund. However, in recent years this has not been the case, and the user fee fund income has not met expectations, which has resulted in annual deficits. Some of the MVF Fund undesignated reserves have been used to offset this deficit in the user fee fund. The deficit is due to lower camp and class enrollments. MVF has considered increasing program fees, but if fees are not in line with local competitors' fees, participation in our programs will decline. To increase user fee participation, MVF has added some sports programs, but the revenues from these programs are not adequate to fully offset the deficit in the user fee fund. Staff will continue to identify programs that residents want in order to address the revenue shortfalls. For 2020 staff will continue to adjust programs and marketing efforts, as well as ensuring that all program fees are competitive with area programs so that use of undesignated reserves is not required.

**Future Budgets - MVF 5-Year Plan:** To enable the organization to engage in a longer planning horizon for both long-term operating and capital project needs, the 2020 budget includes an update of the 5-Year Plan. The 5-Year Plan includes conservative projections for assessments, operating costs, reserves and capital needs.

The financial plan also complements the MVF Board's Strategic Goals. A listing of the strategic goals and specific objectives for 2020 is included in the 5-year plan section of the budget.

## BUDGET CHANGES

### REVENUES

**MVF Assessments:** The MVF assessment will increase by \$0.83 to \$21.86 per unit per month for 2020, which will generate approximately \$2,986,513.

**DU Assessments:** The DU assessment is slated to increase by \$0.84 to \$38.46 per unit per month for 2020, which will generate \$3,736,466. Continuing with MVF's 5-year plan, assessments must be increased to continue funding the pool, program and facility operations.

**Assessment Collection fees:** Continuing with the current trends, collection related revenues are expected to remain fairly steady in 2020.

**Village News advertising/special event sponsorships:** Village News ad

sales and sponsorships are expected to drop from last year's budgeted figure as we try to transition more advertisers to the MVF website. Also, the annual Home Show is also being eliminated due to low attendance by Village residents.

**Capital Contribution Fees:** Based on several years of accumulated results, the CCF revenues have been kept steady to be more in line with actual results. These revenues do not actually impact any assessments, as they are transferred to the Reserve Fund monthly.

## EXPENSES

**Personnel Costs:** MVF's greatest asset is our employees who take pride in providing excellent customer service. Building and maintaining a professional staff with specialized skills and training requires fair compensation.

**Merit Increase:** To reward those employees who have performed at a satisfactory or higher level, the 2020 budget proposes a 2% merit pool. In recent years, the merit pool increases have been: 2010 0%; 2011 3%; 2012 to 2017 2%; 2018 3%; 2019 3%; 2020 2%

### MVF's Flexible Benefits Program:

o **Flex Dollars:** Flex dollars represent the fixed amount provided to MVF employees each pay period to select the benefits they need from MVF's cafeteria of benefits options such as healthcare, dental, vision, FSAs, etc. This structure enables MVF to cap its exposure to increased health insurance premiums, which are estimated to rise 3 to 8 percent for 2020. MVF will enter the large group employee market, so there is some uncertainty in how this will affect healthcare premiums for 2020. MVF will continue to use broker services to identify the best health care programs at the best rates for employees. The contribution per pay period, per full-time employee, will remain at \$435 per pay.

o **HRA Participants:** MVF funds up to \$1,000 (\$500 for employee only coverage) for employees who participate in a qualified HRA medical plan. For 2020, \$4,000 is projected to be needed to fund this benefit.

o **401k Employer Match:** MVF's matching contribution is proposed to remain at 6%.

**Employee Recognition Program:** Established by the MVF Board in 2012, the budget includes \$5,000 to allow managers the opportunity to reward employees who meet the stringent standards of the policy.

*continued on next page*

## Comments welcomed on the 2020 Proposed Budget

The Montgomery Village Foundation, Inc. (MVF) 2020 Proposed Budget can be viewed in its entirety and is available for download online at [www.montgomeryvillage.com](http://www.montgomeryvillage.com). A full copy of the budget may also be viewed at the MVF Office, 10120 Apple Ridge Road, during regular business hours. Residents are encouraged to review the budget. For the next 30 days, comments or questions can be directed to CFO Daniel Salazar via e-mail at [budget@mof.org](mailto:budget@mof.org) or in writing to Montgomery Village Foundation, Inc., ATTN: 2020 Proposed Budget, 10120 Apple Ridge Road, Montgomery Village, MD 20886.

**Personnel Position Changes:** There are no new full-time positions included in the budget.

**Operating Costs:**

**Occupancy** (all utilities, including electricity, water, solar, gas, telephone, and trash removal) - There has been a significant increase in water utility costs due to a change in the WSSC pricing structure. The increase overall for water is close to 27% but with additional savings with the closing of Watkins Mill pool, the overall increase for occupancy costs comes to 5.5% over the 2019 budget.

**Landscape Maintenance** - The reduction in Landscape Maintenance is mostly due to greenspace repairs and tree/shrub maintenance, which have been decreased to align with 2018 actuals.

**Financial & Legal** - An increase of 23% is expected in 2020 as we incur costs associated with legal fees to prevent

three condominium associations from withdrawing from MVF.

**Program/Maintenance Supplies** - The main decrease of 6% is due to savings in cleaning and chemical supplies, related to the closing of Watkins Mill pool.

**Equipment Maintenance** - Has been lowered by about 20% over the 2019 budget as we are expecting fewer small/ expendable equipment needs in 2020.

**Capital Expenditures (Operating)** - The proposed budget includes funding (\$10,000) for a portable gym system to be used by younger children. The cost is spread over three cost centers because it will be used by several program areas.

**Capital Needs:** The proposed budget includes new capital of \$200,000 for the MVF Fund, using Capital Contribution Fees (CCF) for the design and implementation of new park amenities at the Watkins Mill Recreation area.

**RESERVES**

In line with the 2019 updated Reserve Study, the 2020 budget proposes to decrease the Contribution to Reserves (CTR) slightly to \$1,303,807 (MVF \$287,000; DU \$1,016,807).

Approximately \$130,000 has been budgeted to demolish the pool and bathhouse at the Watkins Mill Pool Recreation Area so that the area can be repurposed for another recreational use. Also, to fund new amenities at the North Creek Pool, an additional \$100,000 contribution has been made to the DU Reserve.

The Reserve plan includes \$4,743,646 in reserve expenditures, of which \$4,397,486 relates to Designated Users and \$346,160 to MVF. Because not all items listed on the expenditure detail need to be repaired or replaced during the year, the detail list for each fund provides a column that differentiates the

items as "Potential" (asset replacement is due, but asset may still be in good working order) or "Necessary" (asset will be repaired or replaced in the year). The goal of this differentiation is to provide a further understanding as to the range of capital investment that is needed. Please see the Reserve Plan section later in this book, which provides a summary and detailed list of projected expenditures from the different funds.

In summary, we are presenting a budget that meets the community's priorities, maintains and enhances facilities and parks and supports important programs, services and amenities. By working together, we can and will continue to move Montgomery Village Foundation forward.

**2020 Combined Five-Year Plan (Assessments)**

	2020	2021	2022	2023	2024
<b>Assessment--MVF</b>	\$ 21.86	\$ 23.01	\$ 24.22	\$ 25.53	\$ 26.83
<b>Assessment--DU</b>	38.46	39.41	40.91	42.56	44.46
<b>Combined Assessment</b>	<b>\$ 60.32</b>	<b>\$ 62.42</b>	<b>\$ 65.13</b>	<b>\$ 68.09</b>	<b>\$ 71.29</b>
<b>Assessment increase included</b>	1.67	2.10	2.71	2.96	3.20



**North Creek Pool Renovation Concept Plan**

## 2020 MVF Proposed Total Operating Fund

<b>Total Operating Fund</b>				
	<b>2018 ACTUALS</b>	<b>2019 BUDGET</b>	<b>2020 Proposed BUDGET</b>	<b>19B vs 20PB Inc/(Dec)</b>
<b>Full-time employees</b>	51.0	53.0	53.0	-
<b>Part-time employees</b>	1.0	1.0	1.0	-
<b>Revenue:</b>				
Assessments	6,331,132	6,530,112	6,725,050	194,938
Allow for Bad Debts				-
Assessment Fees	209,790	197,000	204,000	7,000
Investment Income	5,416	5,500	5,000	(500)
Transfer Fees	39,450	38,500	38,500	0
Disclosure Fees	156,250	135,000	142,500	7,500
Advertising revenue	90,151	118,000	87,500	(30,500)
Pool Memberships/Fees	125,955	111,141	121,200	10,059
Camps & Classes	279,688	260,000	262,657	2,657
Management Fees	814,389	791,555	815,032	23,477
Capital Contribution Fee	315,169	150,000	150,000	(0)
Other Income	173,165	174,500	175,034	534
<b>Total Revenue</b>	<b>8,540,555</b>	<b>8,511,309</b>	<b>8,726,472</b>	<b>215,164</b>
<b>Personnel Costs:</b>				
Full-time Salaries	3,072,688	3,260,384	3,302,411	42,027
Other Wages	698,471	744,884	792,577	47,693
Payroll Taxes	325,172	340,253	347,891	7,638
Employee Benefits	705,405	774,569	777,258	2,689
Workers Comp	59,152	55,002	57,016	2,014
<b>Personnel Costs</b>	<b>4,860,888</b>	<b>5,175,093</b>	<b>5,277,153</b>	<b>102,060</b>
<b>Operating Costs:</b>				
Business Expenses	175,716	208,421	203,030	(5,391)
Office Supplies	33,671	42,900	40,700	(2,200)
Program/Maint Supplies	127,206	144,806	134,450	(10,356)
Occupancy	295,438	328,700	346,635	17,935
Office Expenses/Svc Contracts	331,030	321,246	328,962	7,716
Equip Maintenance	40,838	44,300	33,950	(10,350)
Vehicle Expenses	28,270	28,652	29,160	508
Financial & Legal	213,575	203,000	249,900	46,900
Insurance	120,471	123,271	127,845	4,574
Printing	73,974	59,350	53,450	(5,900)
Landscape/Maintenance	719,879	797,441	784,475	(12,966)
Security	1,800	7,696	7,695	(1)
Other	228	-	0	-
<b>Operating Costs</b>	<b>2,162,095</b>	<b>2,309,782</b>	<b>2,340,252</b>	<b>30,470</b>
<b>Maint. &amp; Overhead Allocations:</b>				
Overhead Allocation (from MVF)	(0)	0	(0)	(0)
<b>Total Operating &amp; Allocations</b>	<b>7,022,983</b>	<b>7,484,875</b>	<b>7,617,405</b>	<b>132,530</b>
Contribution to Reserves Fund	1,250,918	1,311,618	1,303,807	(7,811)
Contribution to CCF	315,169	150,000	150,000	(0)
Investment in property & Equip.	5,195	0	10,000	10,000
Restricted Program Expenses	594	0	0	-
Use of Undesignated Reserves	-	(435,185)	(354,740)	80,445
<b>Total Other (increases)/decreases</b>	<b>1,571,876</b>	<b>1,026,433</b>	<b>1,109,067</b>	<b>82,634</b>
<b>Total Operating Expenses</b>	<b>8,594,859</b>	<b>8,511,308</b>	<b>8,726,472</b>	<b>215,164</b>
<b>Excess/Deficit Revenue</b>	<b>(54,304)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>

### Quick reference of MVF Funds

Montgomery Village Foundation, Inc (MVF) is a nonstock, nonprofit, 501(c)(4) corporation that was formed for the preservation, protection and enhancement of the values and amenities in Montgomery Village, a planned community. The MVF has been delegated and assigned the powers of owning, maintaining and administering the common properties and facilities, administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges associated with these responsibilities.

Although MVF is a single financial entity, the finances of the MVF are organized as five funds, as follows:

Montgomery Village Foundation Fund; Designated User Fund; Poplar Spring Fund; User Fee Fund; and Community Management Fund.

# 2020 Per Unit Assessment Cost/Revenue Analysis

<b>Montgomery Village Foundation</b>									
<b>2020 Per Unit Assessment Cost/Revenue Analysis</b>									
Expense Description	MVF		Designated User		Poplar Spring		Community Mgmt		
	Budget \$	Assess \$\$ per month	Budget \$	Assess \$\$ per month	Budget \$	Assess \$\$ per month	Budget \$	Revenue	Revenue
<b>Equivalent units/Revenue</b>		11,385.0		8,096.0		18.0		917,532	
Salaries & Wages (year round staff)	2,287,544	\$ 16.74	472,949	\$ 4.87	-	\$ -	497,792	54.3%	
Other/temp/seasonal wages	186,732	1.37	519,279	5.35	-	-	26,567	2.9%	
Employee Benefits	508,947	3.73	136,106	1.40	0	-	118,325	12.9%	
Payroll Taxes	210,195	1.54	83,952	0.86	-	-	44,833	4.9%	
Other Personnel	29,172	0.21	21,101	0.22	-	-	3,646	0.4%	
<b>Personnel Costs</b>	<b>3,222,590</b>	<b>23.59</b>	<b>1,233,386</b>	<b>12.70</b>	<b>-</b>	<b>-</b>	<b>691,163</b>	<b>75.3%</b>	
Business Expenses	118,200	\$ 0.87	11,350	\$ 0.12	0	\$ -	13,550	1.5%	
Office Supplies	33,800	0.25	600	0.01	0	-	5,900	0.6%	
Program/Maint Supplies	33,450	0.24	93,000	0.96	0	-	0	0.0%	
Utilities	85,285	0.62	258,100	2.66	0	-	3,250	0.4%	
Office Expenses/Svc Contracts	269,978	1.98	38,400	0.40	1,100	5.09	17,984	2.0%	
Equip Maintenance	25,600	0.19	3,350	0.03	0	-	0	0.0%	
Vehicle Expenses	22,660	0.17	5,700	0.06	0	-	600	0.1%	
Financial & Legal	198,400	1.45	32,000	0.33	0	-	6,500	0.7%	
Insurance	56,368	0.41	41,762	0.43	25	0.11	13,431	1.5%	
Printing	53,450	0.39	0	-	0	-	0	0.0%	
Landscape/Maintenance	510,650	3.74	272,485	2.80	1,340	6.21	0	0.0%	
Security	7,696	0.06	0	-	0	-	0	0.0%	
Other	0	-	0	-	0	-	0	0.0%	
<b>Operating Costs</b>	<b>1,415,537</b>	<b>10.36</b>	<b>756,747</b>	<b>7.79</b>	<b>2,465</b>	<b>11.41</b>	<b>61,215</b>	<b>6.7%</b>	
Contribution to Reserve/CCF	437,000	\$ 3.20	1,016,807	\$ 10.47	0	\$ -	0	0.0%	
Other (income)/expense	(270,846)	(1.98)	(100,038)	(1.03)	0	\$ -	16,143	1.8%	
Capital Expense	3,333	0.02	3,334	0.03	0	-	0	0.0%	
<b>Reserve/Replacement</b>	<b>169,487</b>	<b>1.24</b>	<b>920,104</b>	<b>9.47</b>	<b>-</b>	<b>-</b>	<b>16,143</b>	<b>1.8%</b>	
Overhead Allocation	(1,243,996)	(9.11)	1,054,929	\$ 10.86	0	\$ -	149,012	16.2%	
	(1,243,996)	(9.11)	1,054,929	10.86	-	-	149,012	0.16	
<b>Total Expenses</b>	<b>3,563,619</b>	<b>\$ 26.08</b>	<b>3,965,166</b>	<b>\$ 40.81</b>	<b>2,465</b>	<b>\$ 11.41</b>	<b>917,532</b>	<b>100.0%</b>	
Other (income)/expense	(577,500)	(4.23)	(228,700)	(2.35)	-	-	(917,532)	-100.0%	
User Fee net (income)/loss	0	0.00	-	-	-	-	0	0.0%	
<b>Total Budget &amp; Assessment</b>	<b>2,986,119</b>	<b>\$ 21.86</b>	<b>3,736,466</b>	<b>\$ 38.46</b>	<b>2,465</b>	<b>\$ 11.41</b>	<b>0</b>	<b>0.0%</b>	

# 2020 MVF Proposed Operating Budget by Fund

	Montgomery Village Fund				User Fee Fund				Designated User Fund			
	2018	2019	2020 Proposed	19B vs 20PB	2018	2019	2020 Proposed	19B vs 20PB	2018	2019	2020 Proposed	19B vs 20PB
	ACTUALS	BUDGET	BUDGET	Inc/(Dec)	ACTUALS	BUDGET	BUDGET	Inc/(Dec)	ACTUALS	BUDGET	BUDGET	Inc/(Dec)
<b>Full-time employees</b>	33.0	34.0	34.0	-	1.0	1.0	1.0	-	9.0	10.0	10.0	-
<b>Part-time employees</b>	0	-	-	-	0	-	-	-	0	-	-	-
<b>Revenue:</b>												
Assessments	2,873,204	2,872,744	2,986,120	113,375	0	0	0	-	3,455,692	3,655,100	3,736,466	81,366
Allow for Bad Debts	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Fees	101,254	93,500	99,000	5,500	0	0	0	-	108,536	103,500	105,000	1,500
Investment Income	2,708	2,750	2,500	(250)	0	0	0	-	2,708	2,750	2,500	(250)
Transfer Fees	37,500	36,000	36,000	0	0	0	0	-	0	0	0	-
Disclosure Fees	93,189	90,000	90,000	-	0	0	0	-	0	0	0	-
Advertising revenue	90,151	118,000	87,500	(30,500)	0	0	0	-	0	0	0	-
Pool Memberships/Fees	0	0	0	-	0	0	0	-	125,955	111,141	121,200	10,059
Camps & Classes	0	0	0	-	279,688	260,000	262,657	2,657	0	0	0	-
Management Fees	0	0	0	-	-	-	-	-	0	0	0	-
Capital Contribution Fee	315,169	150,000	150,000	(0)	0	0	0	-	0	0	0	-
Other Income	123,311	114,500	112,500	(2,000)	11,703	10,000	15,034	5,034	0	0	0	-
<b>Total Revenue</b>	<b>3,636,487</b>	<b>3,477,494</b>	<b>3,563,619</b>	<b>86,125</b>	<b>291,390</b>	<b>270,000</b>	<b>277,691</b>	<b>7,691</b>	<b>3,692,891</b>	<b>3,872,491</b>	<b>3,965,166</b>	<b>92,675</b>
<b>Personnel Costs:</b>												
Full-time Salaries	2,134,710	2,253,055	2,287,544	34,490	36,328	51,877	44,125	(7,751)	440,509	465,840	472,949	7,109
Other Wages	160,084	202,400	186,732	(15,669)	77,949	92,000	60,000	(32,000)	445,666	430,192	519,279	89,086
Payroll Taxes	192,678	208,115	210,195	2,080	10,654	12,344	8,911	(3,433)	78,971	76,174	83,952	7,777
Employee Benefits	465,737	509,814	508,947	(867)	10,537	14,423	13,880	(542)	118,096	135,059	136,106	1,047
Workers Comp	30,593	28,142	29,172	1,030	3,189	2,988	3,097	109	21,561	20,355	21,101	745
<b>Personnel Costs</b>	<b>2,963,801</b>	<b>3,201,526</b>	<b>3,222,590</b>	<b>21,065</b>	<b>138,656</b>	<b>173,631</b>	<b>130,014</b>	<b>(43,617)</b>	<b>1,104,803</b>	<b>1,127,621</b>	<b>1,233,386</b>	<b>105,765</b>
<b>Operating Costs:</b>												
Business Expenses	91,911	121,710	118,200	(3,510)	66,756	62,951	59,930	(3,021)	8,414	10,700	11,350	650
Office Supplies	30,205	36,600	33,800	(2,800)	9	400	400	(0)	109	0	600	600
Program/Maint Supplies	30,826	33,600	33,450	(150)	9,733	9,500	8,000	(1,500)	86,647	101,706	93,000	(8,705)
Occupancy	78,369	81,500	85,285	3,785	60	111	-	(111)	213,853	243,850	258,100	14,250
Office Expenses/Svc Contracts	276,007	259,648	269,978	10,330	663	1,500	1,500	(0)	36,654	41,070	38,400	(2,670)
Equip Maintenance	18,195	24,150	25,600	1,450	4,081	8,500	5,000	(3,500)	18,562	11,650	3,350	(8,300)
Vehicle Expenses	22,488	23,252	22,660	(592)	20	200	200	-	5,763	4,600	5,700	1,100
Financial & Legal	163,090	153,000	188,400	45,400	14,751	13,000	13,000	-	32,190	30,500	32,000	1,500
Insurance	54,005	53,632	56,368	2,736	15,056	16,493	16,259	(234)	38,175	40,005	41,762	1,757
Printing	73,499	59,350	53,450	(5,900)	-	0	0	-	-	0	0	-
Landscaping/Maintenance	477,948	516,423	510,650	(5,773)	-	0	0	-	240,071	279,818	272,485	(7,333)
Security	4,807	7,696	7,696	-	-	0	0	-	(3,007)	0	0	-
Other	228	-	0	-	-	0	0	-	-	0	0	-
<b>Operating Costs</b>	<b>1,321,578</b>	<b>1,370,561</b>	<b>1,415,537</b>	<b>44,976</b>	<b>111,129</b>	<b>112,654</b>	<b>104,289</b>	<b>(8,365)</b>	<b>677,430</b>	<b>763,898</b>	<b>756,747</b>	<b>(7,151)</b>
<b>Maint. &amp; Overhead Allocations:</b>												
Overhead Allocation (from MVF)	(1,206,706)	(1,201,541)	(1,243,996)	(42,455)	45,947	47,684	40,055	(7,628)	1,007,131	1,006,990	1,054,929	47,940
<b>Total Operating &amp; Allocations</b>	<b>3,098,672</b>	<b>3,370,545</b>	<b>3,394,131</b>	<b>23,586</b>	<b>295,732</b>	<b>333,969</b>	<b>274,358</b>	<b>(59,611)</b>	<b>2,789,363</b>	<b>2,895,509</b>	<b>3,045,062</b>	<b>146,553</b>
Contribution to Reserves Fund	333,731	337,636	287,000	(50,636)	-	0	0	-	917,187	973,982	1,016,807	42,825
Contribution to CCF	315,169	150,000	150,000	(0)	-	0	0	-	-	0	0	-
Investment in property & Equip.	(0)	0	3,333	3,333	-	0	3,333	3,333	5,195	0	3,334	3,334
Restricted Program Expenses	594	0	0	-	-	0	0	-	-	0	0	-
Use of Undesignated Reserves	-	(380,687)	(270,846)	(109,842)	-	(63,969)	0	63,969	-	0	(100,038)	(100,038)
<b>Total Other (increases)/decreases</b>	<b>649,494</b>	<b>106,949</b>	<b>169,487</b>	<b>62,538</b>	<b>-</b>	<b>(63,969)</b>	<b>3,333</b>	<b>67,302</b>	<b>922,382</b>	<b>973,982</b>	<b>920,104</b>	<b>(53,878)</b>
<b>Total Operating Expenses</b>	<b>3,748,166</b>	<b>3,477,494</b>	<b>3,563,619</b>	<b>86,124</b>	<b>295,732</b>	<b>270,000</b>	<b>277,691</b>	<b>7,691</b>	<b>3,711,746</b>	<b>3,872,491</b>	<b>3,965,166</b>	<b>92,675</b>
Excess/Deficit Revenue	(111,679)	0	0	0	(4,342)	0	(0)	0	(18,854)	(0)	(0)	0

**Montgomery Village Foundation Fund:** This fund provides for the general Village governance, operation and maintenance of the common properties, architectural standards, government relations and communications.

**User Fee Fund:** This fund provides recreation activities for a fee.

**Designated User Fund:** This fund provides for the operation and maintenance of the community centers, pools and tennis courts owned by the MVF.

# 2020 MVF Proposed Operating Budget by Fund

	Poplar Spring Fund			Community Management Fund			Total Operating Fund		
	2018 ACTUALS	2019 BUDGET	2020 Proposed BUDGET	2018 ACTUALS	2019 BUDGET	2020 Proposed BUDGET	2018 ACTUALS	2019 BUDGET	2020 Proposed BUDGET
<b>Full-time employees</b>	0	0	0	8.0	8.0	8.0	51.0	53.0	53.0
<b>Part-time employees</b>	0	0	0	1.0	1.0	1.0	1.0	1.0	1.0
<b>Revenue:</b>									
Assessments	2,236	2,268	2,465	0	0	0	6,331,132	6,530,112	6,725,050
Allow for Bad Debts	-	-	-	-	-	-	-	-	-
Assessment Fees	0	0	0	-	0	0	209,790	197,000	204,000
Investment Income	0	0	0	-	0	0	5,416	5,500	5,000
Transfer Fees	0	0	0	1,950	2,500	2,500	39,450	38,500	38,500
Disclosure Fees	0	0	0	63,060	45,000	52,500	156,250	135,000	142,500
Advertising revenue	0	0	0	0	0	0	90,151	118,000	87,500
Pool Memberships/Fees	0	0	0	0	0	0	125,955	111,141	121,200
Camps & Classes	0	0	0	0	0	0	279,688	260,000	262,657
Management Fees	0	0	0	814,389	791,555	815,032	814,389	791,555	815,032
Capital Contribution Fee	0	0	0	0	0	0	315,169	150,000	150,000
Other Income	0	0	0	38,151	50,000	47,500	173,165	174,500	175,034
<b>Total Revenue</b>	<b>2,236</b>	<b>2,268</b>	<b>2,465</b>	<b>917,551</b>	<b>889,055</b>	<b>917,532</b>	<b>8,540,555</b>	<b>8,511,309</b>	<b>8,726,472</b>
<b>Personnel Costs:</b>									
Full-time Salaries	-	0	-	461,142	489,612	497,792	3,072,688	3,260,384	3,302,411
Other Wages	-	-	-	14,772	20,292	26,567	698,471	744,884	792,577
Payroll Taxes	-	0	-	42,869	43,620	44,833	325,172	340,253	347,891
Employee Benefits	-	0	0	111,034	115,274	118,325	705,405	774,569	777,258
Workers Comp	-	0	-	3,810	3,517	3,646	59,152	55,002	57,016
<b>Personnel Costs</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>633,627</b>	<b>672,315</b>	<b>691,163</b>	<b>4,860,888</b>	<b>5,175,093</b>	<b>5,277,153</b>
<b>Operating Costs:</b>									
Business Expenses	-	0	0	8,636	13,060	13,550	175,716	208,421	203,030
Office Supplies	-	0	0	3,347	5,900	5,900	33,671	42,900	40,700
Program/Maint. Supplies	-	0	0	-	0	0	127,206	144,806	134,450
Occupancy	-	0	0	3,156	3,240	3,250	295,438	328,700	346,635
Office Expenses/Svc Contracts	1,002	1,012	1,100	16,704	17,984	17,984	331,030	321,214	328,962
Equip Maintenance	-	0	0	-	0	0	40,838	44,300	33,950
Vehicle Expenses	-	0	0	-	600	600	28,270	28,652	29,160
Financial & Legal	-	0	0	3,544	6,500	6,500	213,575	203,000	249,900
Insurance	-	24	25	13,235	13,117	13,431	120,471	123,271	127,845
Printing	-	0	0	475	0	0	73,974	59,350	53,450
Landscaping/Maintenance	1,860	1,200	1,340	-	0	0	719,879	797,441	784,475
Security	-	0	0	-	0	0	1,800	7,696	-
Other	-	0	0	-	0	0	228	-	0
<b>Operating Costs</b>	<b>2,862</b>	<b>2,236</b>	<b>2,465</b>	<b>49,096</b>	<b>60,401</b>	<b>61,215</b>	<b>2,162,095</b>	<b>2,309,750</b>	<b>2,340,253</b>
<b>Maint. &amp; Overhead Allocations:</b>									
Overhead Allocation (from MVF)	-	0	0	153,629	146,868	149,012	(0)	0	(0)
<b>Total Operating &amp; Allocations</b>	<b>2,862</b>	<b>2,236</b>	<b>2,465</b>	<b>836,353</b>	<b>879,584</b>	<b>901,389</b>	<b>7,022,983</b>	<b>7,484,843</b>	<b>7,617,406</b>
Contribution to Reserves Fund	-	0	0	-	0	0	1,250,918	1,311,618	1,303,807
Contribution to CCF	-	0	0	-	0	0	315,169	150,000	150,000
Investment in property & Equip.	-	0	0	-	0	0	5,195	0	10,000
Restricted Program Expenses	-	0	0	-	0	0	594	0	0
Use of Undesignated Reserves	-	0	0	-	9,471	16,143	-	(435,185)	(354,740)
<b>Total Other (increases)/decreases</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>9,471</b>	<b>16,143</b>	<b>1,571,876</b>	<b>1,026,433</b>	<b>1,109,067</b>
<b>Total Operating Expenses</b>	<b>2,862</b>	<b>2,236</b>	<b>2,465</b>	<b>836,353</b>	<b>889,055</b>	<b>917,532</b>	<b>8,594,859</b>	<b>8,511,276</b>	<b>8,726,473</b>
Excess/Deficit Revenue	(627)	32	(1)	81,198	(0)	(0)	(54,304)	32	(1)
<b>Total</b>	<b>(627)</b>	<b>32</b>	<b>(1)</b>	<b>81,198</b>	<b>(0)</b>	<b>(0)</b>	<b>(54,304)</b>	<b>32</b>	<b>(1)</b>

**Poplar Spring Fund:** This fund provides general governance, covenant and architectural standards and maintenance of an entrance sign and land for this group of homes.

**Community Management Fund:** This fund provides management services at cost to the homes corporations and condominium associations within Montgomery Village that contract for the service.

## 2020 Proposed Expense Budget (detail)

### Montgomery Village Foundation 2020 Capital Contribution Fee & Operating Capital Budget Summary

	Capital Requested		Annual Operating				
	Budget 2020	Project Total	Budget 2020	2021	2022	2023	2024
<b>MVF:</b>							
Imagination Playground (split CC33/50/41)	6,666	6,666	667	694	736	797	880
Watkins Mill Pool Replacement	-	-	5,000	10,404	11,041	11,951	13,195
<b>Total MVF</b>	<b>6,666</b>	<b>6,666</b>	<b>5,667</b>	<b>11,098</b>	<b>11,777</b>	<b>12,748</b>	<b>14,074</b>
<b>DU:</b>							
Imagination Playground (split CC33/50/41)	3,334	3,334	333	347	368	398	440
<b>Total Designated Users</b>	<b>3,334</b>	<b>3,334</b>	<b>333</b>	<b>347</b>	<b>368</b>	<b>398</b>	<b>440</b>
<b>CCF:</b>							
Watkins Mill Pool Replacement	200,000	200,000	-	-	-	-	-
<b>Total Capital Contribution Fee</b>	<b>200,000</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Operating Capital/CCF Requests</b>	<b>\$ 210,000</b>	<b>\$ 210,000</b>	<b>\$ 6,000</b>	<b>\$ 11,444</b>	<b>\$ 12,145</b>	<b>\$ 13,146</b>	<b>\$ 14,514</b>

<b>CCF Assessment savings</b>	\$ 1.46	\$ 1.46					
<b>MVF Assessment Impact (per unit/month)</b>	\$ 0.05	\$ 0.05	\$ 0.04	\$ 0.08	\$ 0.09	\$ 0.09	\$ 0.10
<b>DU Assessment Impact (per unit/month)</b>	\$ 0.03	\$ 0.03	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

### Capital Contribution Fee Reserve Summary

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Beg. Balance</b>	430,300	209,242	291,135	395,407	485,634	565,634	515,634	665,634	815,634	965,634
<b>Revenue</b>	126,081	162,639	191,089	315,169	150,000	150,000	150,000	150,000	150,000	150,000
<b>Project expenses</b>	(347,139)	(80,746)	(86,817)	(224,942)	(70,000)	(200,000)	-	-	-	-
	(221,058)	81,893	104,272	90,227	80,000	(50,000)	150,000	150,000	150,000	150,000
<b>Ending Balance</b>	<b>209,242</b>	<b>291,135</b>	<b>395,407</b>	<b>485,634</b>	<b>565,634</b>	<b>515,634</b>	<b>665,634</b>	<b>815,634</b>	<b>965,634</b>	<b>1,115,634</b>

## 2020 Proposed Reserve Contributions

### MVF Reserve Plan – 2020

Circa 1994, a reserve study was developed for assets owned by the Foundation. The purpose of the study was to determine an appropriate amount of money to set aside each year for the future repair/replacement of assets as they were needed, rather than having to take the full brunt of the cost replacing the asset against the current year operating budget. The study was updated annually through a process of asset evaluation, market research and on-site inspections. The original study was used with much success over a 10-year period, although throughout this time differing opinions were noted about how to best allocate the necessary contributions – by cost center, by fund, etc. As MVF grew and additional assets were accumulated, the need for a more sophisticated system was evident.

In March 2007, a firm was retained to perform MVF's first professional reserve study including a new system that offered a component level detail that allowed MVF to organize the various assets in a number of different ways – by fund, by type of asset, by year of replacement, etc. This new software and the analysis derived were first used for the preparation of the 2008 budget.

During 2012, the results of a facilities study focusing on MVF pools revealed that both previous studies did not include the cost to fully renovate each of the pools at the end of their useful lives (est. 25 to 35 years) – the studies only included pool components and equipment replacements. The reserve program was increased by \$7,000,000 to account for the replacement of each of MVF's aging pools and increasing North Creek and Lake Marion slightly larger amounts due to their size. The facility study also noted three of MVF's pools were in the process of failing and would need to be renovated within the next five to seven years. Adjustments to reflect all of the facility study findings were made as part of the 2013 budget process, and the Designated User reserve contribution was increased significantly.

In June 2013, MVF solicited bids from numerous vendors to perform a reserve study update. Design/Management Associates was eventually hired and completed MVF's reserve study update in May 2014. The purpose of the update was to ensure all relevant assets were properly included in the study and that costs associated with each were updated based on current, known costs. The new study, updated annually, has been used in the preparation of each annual budget thereafter. We are expecting to have the full reserve study updated in 2020. In the summer of 2019, MVF conducted a Level

<b>Montgomery Village Foundation 2020 Reserve Budget Summary</b>		
<b>Reserve Assumptions:</b>		
Inflation	2.00%	
30 year annualized ROI	3.50%	
<b>Contributions to Reserves:</b>		
MVF Fund	287,000	
Designated Users Fund	1,016,807	
<b>Total Contributions</b>		<b>1,303,807</b>
<b>Reserve Expenditures by Fund:</b>		
MVF Fund		346,160
Designated Users Fund		4,397,486
<b>Total Expenditures</b>		<b>4,743,646</b>
<b>Reserve Expenditures by Category:</b>		
<b>MVF:</b>	Facility Repairs	112,872
	Technology	38,780
	Parks	138,434
	Vehicle	37,051
	Other	19,023
	<b>Total MVF</b>	<b>346,160</b>
<b>DU:</b>	Apple Ridge Recreation Area	17,031
	Peggy Mark Pool	19,355
	Community Centers repair/replacements	58,494
	Edward A. DeSimon Recreation Center	-
	General repairs/maintenance	18,996
	Hurley Park Bathhouse & pool	6,426
	Lake Marion Community Center & pool	31,947
	North Creek Community Center & pool	3,994,531
	Pool repair/replacements	52,808
	Stedwick Community Center & pool	41,105
	Tennis Courts	1,773
	Watkins Mill Bathhouse & pool	133,046
	Whetstone Community Center	21,973
	<b>Total DU</b>	<b>4,397,486</b>
<b>Total Reserve Expenditures</b>		<b>4,743,646</b>

I and Level II update with Design/Management Associates which included an on-site inspection of all current components to develop a new component replacement cost and life-cycle analysis. In addition to the on-site inspection, DMA has recently updated its cost estimating database to ensure more accurate pricing of reserve items. Even with the removal of Watkins Mill pool for this study, the cost to renovate

the remaining pools and amenities continues to escalate and the Designated User reserve contribution has increased but at a lower percentage than the prior year. For the MVF Fund, MVF has determined that we have sufficient reserves to reduce the contribution for the 2020 budget.

With a Board directed goal of funding its Reserves at 75% of the projected value 30 years into the future, the budget is calculated us-

ing the Cash Flow method which provides for a gradual build-up in the contribution amount over the long-term period rather than within the first few years of the target period. This calculation methodology best matches the goal set by the MVF Board.