

# Lakeside News

Greencastle Lakes Community Association

August 2017



## SECURITY IMPROVEMENTS

This year, \$26,000 has been budgeted for security related improvements in Greencastle Lakes. The Board would like your feedback regarding improvements that you would like to have done in the neighborhood and/or near your home.

Examples of security improvements include:

- ✓ Adding street lights
- ✓ Limbing up trees
- ✓ Blocking off unofficial walkways (e.g. between homes)

Contact Greencastle Lakes at [RPatel@TMGAInc.com](mailto:RPatel@TMGAInc.com) with your suggestions for improvements.



## TOWING ENFORCEMENT

Greencastle Lakes has had a growing problem with vehicles parked in fire lanes, along No Parking Zones or double parked behind other parked vehicles. When this happens, fire trucks and ambulances cannot easily use the roadways and may not be able to respond to an emergency call as quickly as possible. This creates a safety hazard for your neighbors as well as for you and your family. Vehicles parked in No Parking Zones also restrict other neighbors from getting into and out of their parking spaces.

**For these reasons, Greencastle Lakes will begin towing vehicles that are parked in fire lanes, No Parking zones or double parked behind other parked vehicles. If your vehicle is towed, you will need to retrieve it from impound. The fees to do so can be \$150 or more.** Please avoid this expense by parking only in your reserved parking space(s), in any unreserved parking space or along any curb that has not been painted yellow and/or marked with a No Parking sign.

To view the vehicle rules, visit the website at [www.greencastlelakes.com](http://www.greencastlelakes.com) and click on Documents.

## FALL CLEAN-UP DAY

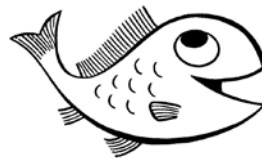


**When:** Saturday, November 4<sup>th</sup> at 8:45 a.m.

**Where:** Community Center, 3661 Turbridge Drive

Join the Grounds Committee for our Fall Community Clean-Up Day. This is an opportunity to clean up our neighborhood before winter arrives and also meet your neighbors.

Greencastle Lakes will provide trash bags. Please bring with you heavy duty gloves (if you have them). Wear a long sleeved shirt and pants



## FISH STOCKING IN LAKES

The Board of Directors is considering stocking the lakes in Greencastle Lakes with fish. Certain types of fish eat or otherwise help keep down the amount of plant material ("muck") that floats on the surface of the water. This helps beautify the lakes and also prevents them from smelling as the floating plant materials dies.

John Phelps of Solitude Lake Management will be at the **September 25, 2017** Board of Directors meeting to discuss fish stocking and answer any questions. Please plan to come to the meeting (7:15 p.m. at the community center) if you're interested in this subject.

Always remember:

- ✓ **NEVER, EVER put fish in the lakes!** Some fish are good for the environment and others are invasive and harm the environment. The fish being considered by the Board are non-invasive and help sustain the native pond environment.
- ✓ **FISHING AND BOATING ARE NOT ALLOWED in the lakes.** This is for your own safety. The lakes are County watersheds and signs have been posted.



## LEAF RAKING

Leaves and other yard debris will be picked up by Montgomery County recycling, but only if they are properly packaged. Remember:

- ✓ Leaves should be placed in **PAPER** bags. Please don't use plastic bags, as they will not be taken.
- ✓ Tree limbs can be placed in **PAPER** bags or bundled with string. Each bundle should be no more than 12" in diameter and 4' long.
- ✓ Recycling should be placed at the curb in front of your home for collection.

Neither Greencastle Lakes nor Montgomery County will vacuum leaves from the roadways, so please don't rake your leaves to the street.



## HOLIDAY TRASH AND RECYCLING SCHEDULE

Listed below is the holiday trash and recycling pick-up schedule for the year:

HOLIDAY	Trash will be picked up on...	Recycling will be picked up on...
September 4 <sup>th</sup> Labor Day	No change	Saturday, September 9 <sup>th</sup>
November 11 <sup>th</sup> Veterans Day	No change	No change
November 23 <sup>rd</sup> Thanksgiving	No collection	Saturday, November 25 <sup>th</sup>
December 25 <sup>th</sup> Christmas Day	No collection	Saturday, December 30 <sup>th</sup>
January 1 <sup>st</sup> New Year's Day	No collection	Saturday, January 6 <sup>th</sup>

## ORDER BULK TRASH PICK-UP ONLINE

Potomac Disposal will pick up bulk items for free or a small charge, however, you must make arrangements for pick-up before you put your items at the curb.

To arrange for bulk trash pick-up, go to [www.potomacdisposal.com/bulk-pickup](http://www.potomacdisposal.com/bulk-pickup) and fill out the online form.

**Potomac Disposal will not pick up metal items such as appliances, workout equipment or sofas (which have a high metal content).** Montgomery County will pick these items up for free, but you must make arrangements for collection before you put your items at the curb. Call 240-777-0311 or go to

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov) to request a scrap metal recycling pick-up.

**Illegal dumping costs Greencastle Lakes – and you – hundreds of dollars each year.** If you see someone dumping their trash in the common areas, report this to [greencastlelakes@gmail.com](mailto:greencastlelakes@gmail.com). We won't use your name, but will bill back the person responsible for the trash.



## RECYCLING REMINDER

In the past, Montgomery County Recycling was lenient with respect to recycling. Paper and comingled items (cans, bottles, plastic) could be mixed together in the same bin.

**However, Montgomery County has recently become stricter and recycling must now be separated. Please remember:**

- **Paper (newspapers, magazines, cardboard)** must be separated and packaged in paper bags.
- **Comingled items (cans, bottles, plastic containers)** should be placed in your blue recycling bin, separate from paper items.
- **Yard waste (leaves, shrub clippings)** should be placed in paper bags. Do not use the thin plastic bags even if they say that they are for recyclable materials. The County will not pick up yard waste in plastic bags.
- Large limbs from your shrubs or trees can be bundled with string. Each bundle should be not more than 12" in diameter and 4' long.

All recycling should be placed at the curb in front of your home, and not piled together in one place. For questions, contact Montgomery County at 240-777-0311.



## POOL PASSES

Now that the pool season is almost over, remember not to throw your pool passes away but keep them in a safe place for use again next year.

If your barcode has worn off or the pass is damaged, it will be replaced for free (contact us at [TMGAInc@TMGAInc.com](mailto:TMGAInc@TMGAInc.com) for instructions). **Lost or stolen passes will be replaced for \$10 per pass.**



## ALDORA CIRCLE POND

After many years of planning, the Montgomery County

Department of Environmental Protection (DEP) hopes to start work on the Aldora Circle pond soon. Tentatively, they plan to begin dredging and repairing the pond in late December/early January.

This work will consist of dredging the pond so that the excess silt and sediment that has collected on the bottom is removed. Pipes that drain storm water into and out of the pond will be repaired so that water stays in the pond. The dam embankments will also be cleared of unwanted vegetation. While this project is underway, there will be a lot of construction activity, including trucks and excavators, on site so there may be some disruption.

DEP is working with the State of Maryland to obtain the final permits to begin work. As more details become available, we will share them with you.

## BOARD OF DIRECTORS MEETINGS



The Board of Directors meets regularly to discuss issues affecting the community. The remaining 2017 meeting dates are:

- September 25, 2017
- October 17, 2017 – Annual Meeting
- November – TBD (Rescheduled Annual Meeting)
- December – No meeting

Meetings are held at the community center, located next to the pool at 3661 Turbridge Drive, Burtonsville, MD. Because meeting dates sometimes change, contact the on site office at (301) 890-7228 or visit the website at [www.GreencastleLakes.com](http://www.GreencastleLakes.com) to confirm the meeting date.

All homeowners and residents are welcome and encouraged to attend the Board meetings. Sign up for Board meeting reminders via the community listserv at [www.GreencastleLakes.com](http://www.GreencastleLakes.com).

## QUESTIONS? COMMENTS?

Members of the Board of Directors and Committees are homeowners just like you. They volunteer their time and efforts to help make Greencastle Lakes a great community in which to live. Most of our Board and Committee members have volunteered for years and are the main reason why Greencastle Lakes is a beautiful, thriving neighborhood.

Please respect the fact that, when they aren't volunteering on behalf of the community, they are also homeowners who want to peacefully enjoy their homes. If you have a question or concern, direct it to TMGA. If they can't help you, they can bring up the issue with the Board for a response. You can also come to any Board or Committee meeting to speak directly with the members. Keep in mind that Board and Committee members can't make decisions on the spot or outside of meetings.

TMGA can be reached at:

### Germantown Office

Phone: (301) 948-6666  
Fax: (301) 948-6663  
Email: [TMGAInc@TMGAInc.com](mailto:TMGAInc@TMGAInc.com)

### On Site Office

Phone: (301) 890-7228  
Fax: (301) 890-3890  
Email: [GreencastleLakes@gmail.com](mailto:GreencastleLakes@gmail.com)

You can also submit a request via the website at [www.GreencastleLakes.com](http://www.GreencastleLakes.com).



## TOO BUSY TO COME TO MEETINGS?

If you're too busy to come to Board meetings but still want to know what is happening in the neighborhood, visit the website at [www.GreencastleLakes.com](http://www.GreencastleLakes.com). Minutes of the Board meetings are posted on the website after they are approved so that you can stay informed.

If you have a suggestion or constructive feedback for the Board to consider but can't come to a meeting, send an e-mail to [GreencastleLakes@gmail.com](mailto:GreencastleLakes@gmail.com) or contact Nyoka Foster at (301) 890-7228 or Ruchita Patel or Marylou Bono at (301) 948-6666.

## *Committees Need Volunteers*

Recently many committees have fallen in attendance. Think about joining a committee and volunteering time to make our community a nice, fresh and enjoyable place to live.

If you're interested or want to learn more about what is involved, contact Nyoka Foster at [GreencastleLakes@gmail.com](mailto:GreencastleLakes@gmail.com) or (301) 890-7228.



## COMMITTEE MEETING DATES

Greencastle Lakes has a number of active committees who make recommendations to the Board based on community feedback. Joining a committee is a great way to shape your neighborhood and learn more about the issues affecting Greencastle Lakes.

The committees meet according to the following schedule:

- AERC – 2<sup>nd</sup> Tuesday, 7:00 p.m.
- Pool – as needed
- Grounds – TBD
- Parking – 3<sup>rd</sup> Thursday, 7:30 p.m.
- Security – 2<sup>nd</sup> Wednesday, 7 p.m.
- Social – as needed
- Community Center – as needed
- Finance – 3<sup>rd</sup> Tuesday, 7:00 p.m.
- Newsletter – as needed

All meetings are held at the community center, located next to the pool at 3661 Turbridge Drive.

Because meeting dates do sometimes change or are canceled if there are no pending issues, please contact Nyoka Foster at (301) 890-7228 or at [greencastlelakes@gmail.com](mailto:greencastlelakes@gmail.com) to RSVP if you plan to attend a Committee meeting.



## PLANNING TO REPLACE YOUR WINDOWS AND DOORS?

As a reminder, all exterior modifications to your home or yard require prior approval from the AERC per the legal documents for Greencastle Lakes. **You can be required to take down a modification (e.g., a deck, replacement windows, sheds) if they don't comply with the Design Guidelines.** Save yourself time, money and frustration by applying for your exterior modification and obtaining approval before you schedule any work.

If you plan to replace your windows or doors, it's easy to assume that a window is a window and a door is a door. However, there are, in fact, differences in window and door styles that can significantly change the appearance of your home. Some things to keep in mind include:

**\* If you plan to replace your windows, the grid pattern must be identical to your existing windows.** A 9x9 grid pattern looks much different than a 6x6 pattern. The grid

pattern must be specified on your Architectural Change Request (ACR) or it will be returned to you.

**\* The same applies for doors with mullions (grids) such as French doors leading to your deck or patio.**

**\* The width of the frame around the window/door is important.** This frame can be significantly wider than what presently exists on your home and changes the appearance of your house noticeably. Please include a diagram or picture of the window you would like to use when submitting your ACR.

**\* The white trim around the windows is not the same as the trim on your home.** Therefore, don't assume that white window frames that are several inches wider than the existing frames will be accepted because they match the color of your trim.

For more information or help in submitting your ACR, please contact Nyoka Foster, on site manager, at (301) 890-7228.



## GOT MOLD?

Take a look at your house – if you see black or green stains on the siding, bricks, decks, patios or trim, chances are that mold or algae growing on your home. Over time, dirt sticks to the stains, creating an even bigger mess. If one or more sides of your home faces a shady area or doesn't get enough air movement, it's likely that the mold and algae will return, even after you clean it off.

There are a number of ways to get rid of mold and algae. You can pressure wash your house using plain water or a gentle cleaning solution to remove the stains. Pruning away landscaping from your home allows better air circulation to discourage regrowth. Cleaners that you can attach to your hose are also available at most hardware stores.

One product that you may want to consider is **Wet and Forget**. This product is safe on most surfaces and not only removes mold and algae but also prevents regrowth. Application is very simple and it can also be used on surfaces such as Trex that should not be pressure washed.

Consider saving yourself a little time and a lot of money by trying Wet and Forget on your home. Doing so not only helps you, but is also a way to keep Greencastle Lakes looking beautiful.



## SPRING/SUMMER OFFICE HOURS

The onsite office is located in the community center at 3661 Turbridge Drive (next to the pool).

Now that Daylight Savings Time has begun, the spring/summer office hours are:

Monday	1 p.m. to 5 p.m.
Tuesday	2 p.m. to 7 p.m.
Wednesday	9 a.m. to 1 p.m.
Thursday	2 p.m. to 7 p.m.
Friday	1 p.m. to 5 p.m.

## FALL/WINTER OFFICE HOURS



The on-site office is located in the community center at 3661 Turbridge Drive (next to the pool).

Once Daylight Savings Time ends on **Sunday, November 5th**, the office hours will be as follows:

Monday	1 p.m. to 5 p.m.
Tuesday	8 a.m. to 12 noon.
Wednesday	9 a.m. to 1 p.m.
Thursday	8 a.m. to 12 noon.
Friday	1 p.m. to 5 p.m.

You can reach Nyoka Foster, on site manager, at (301) 890-7228 during office hours or by e-mail at [greencastlelakes@gmail.com](mailto:greencastlelakes@gmail.com). The office will revert back to summer hours when Daylight Savings Time begins again in March.

## COMMUNITY CENTER RENTAL INFORMATION

Are you planning a wedding or reception? How about a party for a special occasion? Do you offer classes but don't want to hold them at your home? If so, consider renting our newly renovated community center!

The community center can be rented for a small fee (which varies based on the type and time of the event), cleaning fee and refundable security deposit.

The rental application and rules can be downloaded from [www.greencastlelakes.com](http://www.greencastlelakes.com) or by contacting Nyoka Foster at [greencastlelakes@gmail.com](mailto:greencastlelakes@gmail.com) or (301) 890-7228.

Are you a fitness instructor or yoga teacher? Do you teach crafts or host a hobby club? Are you an event planner? If so, the community center is a great place to host classes or other group events!

Greencastle Lakes offers discounted rental rates prior to 6 p.m. on weekdays and for repeat rentals. For more information, contact Nyoka Foster at [greencastlelakes@gmail.com](mailto:greencastlelakes@gmail.com).



## ANOTHER GOOD REASON TO CLEAN YOUR GUTTERS

Trees growing in the gutters of your home are an ominous sign that you may soon have water leakage into your house, into the insulation or into the wall board eventually allowing mold to grow in these damp places. Downspouts need to be clear to take the water from the gutters and get it away from your house. If there is a buildup of debris (leaves, dust, dead flowers, pollen, etc.) in the downspout and gutters, it means that the water will not drain and, in fact, might even become a welcoming place for plants and trees to germinate and grow.

With the gutters full, even if they are only partly filled with debris, a downpour of rain will fill them to overflowing and water will pour over the sides of the gutter. This means that water is pouring onto your wall and into your house. The process may take time; there might never be a leak that you can see, but inside where the insulation and wallboard are getting wet, it is providing a perfect medium for mold to start growing. Eventually treating the mold by removing the wallboard and insulation is a much more expensive proposition than regularly cleaning the gutters and downspouts.

Unfortunately, sometimes just having a next door neighbor with a problem can create a problem for you. If there is a rush of water in the area where the two houses meet, you too can get spillover, creating water leakage into your own house, insulation, etc. For these reasons, be sure to clean your gutters regularly (at least once a year) and ask your neighbors to do the same.

## ADVERTISE IN THE NEWSLETTER

Advertisements are being accepted for the newsletter again. This serves to help offset the cost of producing the newsletters. Rates are \$50 per business card sized ad per issue or \$150 for the same size ad for four issues. Our goal is to produce 4 issues a year.

## REPORT SUSPICIOUS ACTIVITY

Report crimes in progress or suspicious activity.

Police Emergency 911  
Police Non-Emergency 301-279-8000

For crimes in progress, please call the police emergency number. To report suspicious individuals or activities, contact the police at either their emergency or non-emergency numbers or U.S. Security. **You do not need to provide your name to the Police in order to file a report.**

Help keep your community safe!



## PICK UP AFTER YOUR PETS

In every issue of the newsletter, we ask pet owners to pick up after their pets, yet some pet owners

continue to leave their pet's droppings behind for their neighbors to deal with.

If you are one of those pet owners who don't clean up after your pets, then consider this:

- ❖ **Pet waste attracts rats.** Rats go where it is easy to find food. They then nest in these areas, creating a rodent problem for the neighborhood.
- ❖ **Pet waste brings disease.**
- ❖ **Pet waste doesn't stay where you leave it.** It gets tracked into homes and cars, where it can stay in your carpet and on your furniture.
- ❖ **Pet waste can damage grass and other landscaping.**
- ❖ **Pet waste is unhygienic, smelly, and something no one wants to look at or step in.**

Do yourself and your neighbors a favor by picking up after your pets when you walk them. If you can't be considerate enough to do that, then let your pets do their business in your own yard and not on the common areas or your neighbors' property.

## PAYMENT PLANS AVAILABLE

Are you behind in paying your assessments to Greencastle Lakes? If so, please call TMGA at 301-948-6666 to arrange for a payment plan to pay off your balance.

Remember, by taking no action, you can potentially add several hundreds of dollars in collection fees and legal fees to your account. By working with the Association, you can arrange a reasonable payment plan without incurring additional fees.

Please contact Ruchita Patel at TMGA at (301) 948-6666 if you are having trouble making your assessment payments to work out a payment plan.

## SELLING YOUR HOME?

If you plan to sell your home, please remember that you are required by law to provide certain information to prospective buyers about Greencastle Lakes. This information, which includes the legal documents and community rules, can be found in the Montgomery County Homeowners Association Depository, or you can purchase a resale package from Greencastle Lakes.

The fee for the package is \$250 with an additional \$25 rush fee if you need the package sooner than 10 business days. This fee includes the cost for the rules and regulations, legal documents, resale certificate certifying details concerning your home and community. It also includes the cost to inspect your home and compile a complete list of approved paint colors and any covenants violations that may exist.

It takes **10-15 business days** to prepare a resale package, so be sure to plan accordingly.



## STREET LIGHTS OUT

Please report neighborhood street light outages to the onsite office at (301) 890-7228 or [greencastlelakes@gmail.com](mailto:greencastlelakes@gmail.com). Provide the pole number and location of the

light, along with information on the type of problem...is the light out at night, staying on in the daytime, or "cycling" between on and off at night?

The streetlights in Greencastle Lakes are maintained by BG&E (not the Association), so it sometimes can take up to two weeks for the light to be repaired. Please let us know if the repair is still pending after two weeks from when you first report it.



## UTILITY CONTACTS

It's sometimes easier to get attention from your utility company if you tweet them. Here are the Twitter handles for some of our local utilities and government agencies in case you need them:

- @WSSCWATERNEWS - Report emergencies etc.
- @PepcoConnect Report emergencies etc.
- @mcpnews - Police Non-Emergency/updates
- @mcfirs - Fire Non-Emergency/updates
- @Washingtongas - Report emergencies etc.
- @MontgomeryCoMD – Mont. County Government
- @Verizon - General information
- @verizonSupport- Service issues (not Verizon Wireless)
- @Comcast - General information
- @Comcastcares - Service issues



## Management Company

### Onsite Office

Nyoka Foster, Manager  
 3737 Greencastle Road  
 Burtonsville, MD 20866  
 Phone: (301) 890-7228  
 E-mail: [GreencastleLakes@gmail.com](mailto:GreencastleLakes@gmail.com)

### Hours:

Monday/Friday	1 p.m. – 5 p.m.
Tuesday/Thursday	2 p.m. – 7 p.m.
Wednesday	9 a.m. – 1 p.m.
Weekends/Holidays	Closed

### Main Office

The Management Group Associates, Inc.  
 Attn: Ruchita Patel or Marylou Bono  
 20440 Century Boulevard, Suite 100  
 Germantown, MD 20874  
 Phone: (301) 948-6666  
 Fax: (301) 948-6663  
 Accounting: (301) 948-6666 x148  
 Emergency After Hours: (800) 783-0882  
[TMGAInc@TMGAInc.com](mailto:TMGAInc@TMGAInc.com)




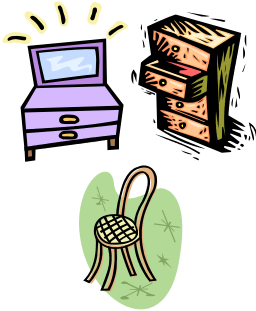

### Patrol and Police

Police Emergency	9-1-1
Police Non-emergency	(301) 279-8000

### Trash and Recycling

Potomac Disposal (Trash)	(301) 294-9700
Montgomery Co. (Recycling)	(240) 777-0311

# GREENCASTLE LAKES TRASH AND RECYCLING

TRASH	RECYCLING	YARD WASTE	BULK TRASH – NOT METAL	BULK TRASH – METAL
 <p>Collected on <b>MONDAY AND THURSDAY</b></p> <p>Should be put out <b>NO EARLIER THAN SUNSET ON THE NIGHT BEFORE.</b></p> <p>Trash should be put in <b>covered trash cans</b> or <b>dark, tightly closed trash bags.</b> Do not use plastic grocery bags or boxes.</p> <p>Trash <b>should</b> be placed out <b>AT THE CURB IN FRONT OF YOUR HOME.</b></p> <p>Trash cans <b>should</b> be stored where they cannot be seen from the street.</p> <p>Trash cans <b>should not</b> be stored in the common area or in front of your home.</p> <p>If your trash is missed, call Potomac Disposal at (301) 294-9700.</p>	 <p>Collected on <b>FRIDAY</b></p> <p>Should be put out <b>NO EARLIER THAN SUNSET ON THE NIGHT BEFORE.</b></p> <p>Cans and bottles should go in your <b>blue bin.</b> Paper should go in a <b>paper bag.</b> Do not use plastic bags.</p> <p>Recycling <b>should</b> be placed out <b>AT THE CURB IN FRONT OF YOUR HOME.</b></p> <p>Recycle bins <b>should</b> be stored where they cannot be seen from the street.</p> <p>Recycle bins <b>should not</b> be stored in the common area or in front of your home.</p> <p>If your recycling is missed, call Montgomery County Recycling at 311 (240-777-0311).</p>	 <p>Collected on <b>FRIDAY</b></p> <p>Should be put out <b>NO EARLIER THAN SUNSET ON THE NIGHT BEFORE.</b></p> <p>Grass clippings and leaves should go in <b>paper bags.</b> <b>Please do not use plastic bags.</b></p> <p>Yard waste <b>should</b> be placed out <b>AT THE CURB IN FRONT OF YOUR HOME.</b></p> <p>Limbs should be <b>bundled with string.</b> Each bundle should be <b>no more than 12" x 36".</b> <b>Please do not leave them unbundled. If they are tagged, remove them from the common area and properly bundle them.</b></p> <p>If your yard waste is missed, call Montgomery County Recycling at 311 (240-777-0311).</p>	 <p>Will be collected <b>FOR FREE</b></p> <p>To arrange for collection, visit <a href="http://www.PotomacDisposal.com">www.PotomacDisposal.com</a> and click on Request Bulk Pickup.</p> <p>Bulk trash <b>should</b> be put out <b>after</b> you have made arrangements for collection <b>on the day before it is scheduled to be picked up.</b></p> <p><b>Please do not put your bulk trash out early.</b></p> <p>Bulk trash <b>should</b> be placed out <b>AT THE CURB IN FRONT OF YOUR HOME.</b></p>	 <p>Will be collected <b>FOR FREE</b></p> <p>To arrange for collection, call Montgomery County Recycling at 311 (240-777-0311) or submit an online request at: <a href="http://www3.montgomerycountymd.gov/mc311mobile/SolutionView.aspx?SolutionId=1-17LFVN">http://www3.montgomerycountymd.gov/mc311mobile/SolutionView.aspx?SolutionId=1-17LFVN</a></p> <p>Metal items <b>should</b> be put out <b>after</b> you have made arrangements for collection <b>on the day before it is scheduled to be picked up.</b></p> <p><b>Please do not put your metal trash out early.</b></p> <p>Bulk trash <b>should</b> be placed out <b>AT THE CURB IN FRONT OF YOUR HOME.</b></p>