

The Orchard Knolls Flyer

July 2003

www.orchardknolls.org

Upcoming Events

September 12th – Behavior Rules Comments Due to Board of Directors
September 15th - Board meeting, 7:30pm

(For locations go to www.orchardknolls.org)

Home Improvement

Summer Cleanup!

It's that time of year when we get back outside and fix, clean and maintain our beautiful homes while the weather is nice and before fall arrives. Remember, there are specific guidelines on the HOA's website for painting and altering the look of your homes and town homes. This edition outlines a few.

Altering the look of your home?

If you plan to change the outside of your home you have to fill out and submit an ARC application. Applications are then reviewed by the ARC, which follows a set of guidelines. A majority vote is required to approve an application. The ARC and the HOA Board of Directors conducts semi-annual walkthroughs of the community which includes finding violations of this rule. Please take the time to apply ahead of time. If you need an ARC Application it is available on the HOA's website.

(See next Page for more home

Summer is Here!



Spring's blossoms on Cherry Blossom Lane make way for Summer.

This Edition's Focus

25 Mph Speed Limit



Second Notice: Please be aware that the speed limit on Blackberry Drive is 25 miles per hour. Most drivers go much faster. Many of the speeders are our own homeowners, driving at very dangerous speeds. The area around the Tot Lots is the most dangerous because many children cross Blackberry Drive to use the facilities and play with friends.

We have gone for more than 12 years without posted signs. That has ended. Four "Speed Limit" and two "Children At Play" signs have been posted along Blackberry Drive.

We take this problem very seriously and have asked the county to set up a digital speed notification sign to make drivers aware of their speed as they travel Blackberry Drive. If this fails, we will ask the county police to randomly set up radar and ticket speeders. And finally if we still have speeding problems, we will pursue the construction of speed bumps on Blackberry Drive.

PLEASE watch your speed and protect our community. Also, please ask service people, contractors, and friends that use our roads to follow the speed limit. Thank you.



Notices

Common Area Behavior Rules:

In fall 2002, our attorney provided a draft document of rules and procedures in use by other Homeowner Associations for addressing **unacceptable owner and guest behavior** while on association common area. The rules also include legal conflict resolution procedures necessary to enforce them. Our board has modified the generic document to equate to Orchard Knolls environments. During our annual meeting this year, we discussed a need for the rules.

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Orchard Knolls Web Page Info

Why do certain changes happen in our community?

Why are some issues seemingly ignored? Many of these topics are addressed every month by the Architectural Review Committee or the Board of Directors. Current and historical monthly minutes of the Board of Directors are published on the web. Our Covenants and Architectural Guidelines are available on this page. How to contact the Board of Directors? Use our Web Page (www.orchardknolls.org) Try it, you will find answers to most of your community questions.



Home Improvement *(Continued from Page 1)*

Repair Torn Window Screens:

Many homes were impacted by the May 2002 hailstorm. Most roof and siding damage has been repaired. Our fall and spring inspections noted nearly 100 torn screens remain on homes in our community. Some are not aware their screens have long tears produced by the falling stones. Inspect your home for unusual appearances on your screens.



Torn screens appear unsightly to our neighbors. They are not functional in keeping insects out. Since one year has past, homes with torn screens are in violation of our maintenance covenants. Please accept your responsibility to have the screens repaired now.

Townhome Fences:

All Orchard Knolls Townhome fencing is cedar. Townhome fences must match original Orchard Knolls' builder's standards. Side yard fencing between townhomes is required. Rear fencing is elective, but requires advance approval of the Architectural Review Committee (ARC).

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Townhome Exterior Paint Colors and Vinyl-Wrap Trim Standards:



- **Paint (or Vinyl-Wrap) Colors:** Must be Semi-Gloss
- **Front Doors and Shutters:** *(Only 6 Colors allowed)*. Front door color was selected by original purchaser. No adjacent Townhomes are allowed same color front door. Shutters color must match front door.

Generic Color	Paint Manufacturer	Color Name
Bright Red	Duron	Farmhouse Red
Dark Red	Duron	Old Colonial Red
Green	Duron	Georgetown Green
Light Blue	Duron	Carolina Slate Blue
Brown	Duron	Earth Brown
Dark Blue	Duron	Night Navy

- **Trim, Deck Rails, Portico Rails and Stair Rails:** There are Two tones in Orchard Knolls - Lighter & Darker (As outlined below)

1. Lighter Tone: "Sea Shell" by McCormick Paint, is trim color for the following townhomes:

Street	Number
Cherry Blossom Lane	15700 – 15714
Cherry Blossom Lane	15727 – 15733
Cherry Blossom Lane	15732 – 15746
Cherry Blossom Court	1 – 9

Vinyl-Wrap Trim: "Variform" Aluminum Clad Vinyl Coil "Island Pearl", or exact equivalent.

2. Darker Tone: "Trade Winds" by McCormick Paint, is trim color for the following townhomes:

Street	Number
Cherry Blossom Lane	15701 – 15715
Cherry Blossom Lane	15718 – 15728
Cherry Blossom Lane	15750 – 15760

Vinyl-Wrap Trim: "Variform" Aluminum Clad Vinyl Coil "Desert Mesa", or exact equivalent.

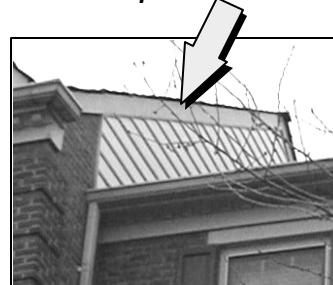
- **Decking surfaces and structural support.** Shall remain natural. They may be sealed a translucent natural wood-tone.

Tree Trimming:

Single Family homeowners; please trim your trees along the sidewalks in front of your homes. Tree limbs must be trimmed to above 7 feet to allow for safe access on the sidewalks. Also, any homes that have trees that may obscure the sight of our "speed limit" or "Children at Play" signs please trim them. Thank you.

Town Home Roof Rakes:

Town Home Owners Neglecting Paint On Their Roof Rake: Look Up! Many owners think this piece belongs to their neighbor! Many are ignoring extensive peeling paint on their roof rake trim. Due to offset design of Ryan Classic Town Homes, every unit has roof "rake" trim pieces along one or more sides in front or sometimes in back, **extending from the gutter to the roof peak.**



These painted boards must be maintained about every three years. They must be painted the same color as your trim. Because of their height, many owners and some contractors are ignoring their responsibility to maintain them. Please inspect your home now for peeling paint – particularly on your roof rake.



Route 28 Update

State Highway

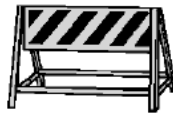
(SHA) forecasts that the major work on RT 28 to be complete by the end of the year (weather permitting). The Board met with Steve Ches of SHA recently to discuss trees and lights at and around our entrance. The results of the meeting were they will install Crepe Myrtle trees (purplish red blooms) on the median between Blackberry Drive and Tschiffley Square Road spaced about 13 feet apart. SHA will also install 1 or 2 Purple Plum trees in our center island at the entrance.



Additional PEPCO lighting (poles) will be determined at the end of the project. We (the HOA) will install 2 colonial lights and up-lights on the center island, which will certainly provide beauty and some degree of safety at night.



Construction Update



Seniors' Housing Construction Underway

Good News: Construction of the new North Potomac Senior's Housing complex along our eastern boundary is underway. Changes have been keeping your board busy. This project comes on coat tails of completion of our new jughandle in the same area. During 2001-2002, we conducted several pre-design meetings with original owner. We negotiated temporary construction rights, easements, utility connections, lighting, landscape, and preserving their trees along our eastern boundary. We settled all matters stating our concerns and desires in a legal document, which they agreed to.

Destroying Trees: In March 2003, board members discovered "disturbance" stakes well into our property across Rt 28 from Tschiffley Road. Our attorney investigated, revealing that the Senior Center owner quietly sold their property, while the new owners were unaware of our previous agreements. They had the same housing but new excavation plans. Montgomery County required that they add a new front berm connecting into ours. The new berm would destroy a dozen mature Orchard Knolls trees on our berm corner. In addition, their new plans removed all their own trees along our eastern boundary.

Revised Plans: In April, members of our board and our attorney quickly conducted several more meetings on the berm with new owners. They agreed to honor earlier commitments and quickly revise plans to save our trees. Cooperation of new owners resulted in preservation of all our trees (except three scrub pines). New owners also agreed to make an effort to preserve their trees along our southeast boundary, behind our non-garaged townhomes.

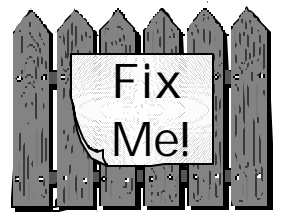
Excavation Underway: It is now apparent that the new owner were not able to preserve their own trees. However, they recently informed us of their revised plans to heavily "re-forest" that area when they complete construction. They plan to allow us input to identify quantity and type of new trees. We feel they will honor that commitment.

Architectural renditions of their new facility indicate an attractive site blending into our neighborhood environment. The new partners advise that construction will progress rapidly with expected occupancy in Spring 2004.

Townhome Fences:

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Fencing in place at time of a sale is conveyed to new owners. If the homeowner installed rear fencing, or conveyed fencing to new owner, community no longer accomplishes lawncare for that lot. Installing a rear fence does not negate maintenance responsibility On the outside or top of the fence. of fencing on owner's property is required by covenants. Leaning, broken or missing wood parts Require maintenance.



Repairs must be cedar and match existing architecture on both sides. Fence surfaces must remain natural. **High-pressure water cleaning** treatment is allowed. Maintenance of the rear fence section must be to both sides. Maintenance of dividing fence sections is responsibility of the owners on their face side. Maintenance of tops, rails and posts are equally divided between adjacent owners.

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Notices

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At the meeting, we also proposed a strong likelihood that the board would shortly be executing and adopting them. Several members requested that the total community have an opportunity to review the rules and enforcement procedures before the board adopts them. Please find these rules and enforcement procedures attached to this newsletter.

If you wish to comment, please respond either by US mail or email to "info@orchardknolls.org". We need your comments **by September 12th**. The Rule is now on the agenda for final review, execution and adoption in the September Board of Directors meeting.

Objection to adoption is limited to one per address. To prevent adoption, 15 or more (10% of Orchard Knolls Membership) objections must be received.

All comments will be reviewed for inclusion in the final document before execution. The Board of Directors feels this is a needed addition to our Covenants.

HOA Vehicles & Parking Rules:



Please take a moment to review the following "little known facts" from Articles IV-4, 5 & Article 8 of our covenants about parking in the town home area: (Rules 4-8 apply to our total community).

- 1. Residents of Cherry Blossom Lane and Court:** Park in garage and driveway only.
- 2. Residents Of Cherry Blossom Place:** Park in assigned space + one unassigned space.
- 3. Visitors:** Park in unassigned striped spaces, curbside only where permitted not to exceed 24 hours.
- 4. Vehicles With Advertising** - Not to exceed 12 hours.
- 5. Prohibited Parking:** All sidewalk and curb parking is prohibited except where posted. Vehicles with flat tire(s) not to exceed 3 days.
- 6. Vehicle Repairs Prohibited:** Except flat tires. No extraordinary maintenance.
- 7. Vehicles Prohibited:** Motor-homes, boats, campers, trailers, vehicles exceeding 4-wheels, trucks exceeding 3/4 ton, vehicles exceeding 2 axles, accident vehicles, vehicles violating motor vehicle law.
- 8. Vehicle Storage Is Prohibited Except:**
 - In garage, driveway, or assigned space in Cherry Blossom Place
 - Inoperative: unassigned space not to exceed 3 days.
 - Operative: unassigned space not to exceed 30 days.

Bottom Line: *These restrictions are in place not only to enhance appearance of our community and maximize our limited parking capacity, but more importantly to ensure the safety of our town home residents and their property. Thanks for your cooperation!*



Townhome Fences:

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Maintenance of end-unit freestanding fences is to both sides. No ARC application is needed to restore fences to builders standard. Owner may remove their rear section between townhomes without ARC approval, however sod or grass and end attachment posts must be restored to original builders standard. All removed related materials must be moved from the lot and grass must be restored within 30 days.

Community Contacts

Questions? Issues?

Please contact us at www.orchardknolls.org if you have town home, single family home or gen



If you would like to contribute articles or ideas for *The Flyer*, please e-mail Brian Zarchin at: