



# Orchard Knolls Home Owners Association

December 2002

## 2003 Annual Meeting

### SAVE THIS DATE!!!

Homeowners, mark your calendars for **January 27, 2003**. That is the date of our Annual Homeowners' Meeting to be held at the Quince Orchards High School Cafeteria, at 7:30 pm. This year is especially important, as there are important issues to be discussed and voted upon. Make your feelings known! The Board needs your input!

These are some of the issues we will be discussing:

- Speeding, Parking and Nuisance Vehicles
- Route 28 & Jug-handle Construction
- Storm damage repairs
- New OK Budget
- Pet Laws and Feral Cats
- Landscaping Plans & Accomplishments
- Behavior Expectations and Code of Conduct
- Upcoming & Planned Projects
- Upgrading of Tot Lots
- Compensation for Board Members?



### TOT LOT AND EQUIPMENT UPGRADE

Several of our residents have asked for the replacement and upgrading of our playground/tot lot equipment. Earlier this fall the merry-go-round in the tot lot off Blackberry Drive was replaced. Currently there is a committee working on several plans to upgrade our tot lots in accordance with Montgomery County playground laws.

The committee is working on several proposals to present at the Annual Meeting in January. Plans will include high, moderate & low end options. Plans will also include embankment erosion control which has been a problem.

Residents who are interested in the playground proposals should be at the meeting to make their concerns known. For more information on the proposals or to join the committee, contact one of the Board members who will for-

## SPEED LIMIT

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.

## Montgomery County Pet Regulations

Effective June of 2002, Montgomery County enacted new regulations regarding animals, particularly dogs. Of interest to our community are the following regulations:

- All dogs must be *under control of the owner*

- Owners/caregivers are responsible for cleaning up after their pets

Additional regulations prohibit the tethering of dogs under the following conditions:

- Dogs must not be tethered outside in anyway that endangers the health,

safety or well-being of the animal

- Tethers must be no less than five times the length of the dog
- Tethering is prohibited between the hours of 10 PM and 6 AM unless a waiver is granted based

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**SLOW DOWN!**

**TOWNHOME POST LAMPS:**

“Let there be light...”. In addition to street lighting, our original developer included a post lamp to every garaged town home property as a design concept. They are a neighborhood system. When illuminated at night they provide a warm charm and bring the community together. The system also enhances safety for neighbors on each side of the lamp. They are an “appurtenance” to the property and maintenance is not optional.

Proper maintenance means keeping the fixture lit and the post vertical. If replacement becomes necessary, the post must be aluminum and black. It must retain a multisided, brass lamp fixture with

three-candle lights, approximately the same height and width. The system must retain photocell activation dusk to dawn. The Architectural Review Committee will not approve change from original style, dimension, or function of our post lamps



Operating cost is only about \$20/year for three 15 watt bulbs operating dusk to dusk. Occasionally a photocell on the post needs to be replaced. They are locally available for less than \$10 and can be replaced by turning off the circuit breaker and following directions on the package.

Three tips: when you replace one, replace three. When you replace yours, offer to replace your neighbor’s bulbs too. Nice gesture. **Let there be light...**

**Orchard Knolls HOA Board**

- President: Richard Schinner
- Vice President (Town Homes): Eileen Solomon
- Vice President (Single Family Homes): Open Position
- Treasurer: Mohammad Homaitabar
- Secretary: Jerry Way

**Architectural Review Committee**

- Kathy Wyatt
- Milton Martin
- Paul Andrew Hughes
- Dennis Zepp
- Rita Becker



**Orchard Knolls Home Owners Association**

Mail Label Here



**Montgomery County Pet Regulations (Continued)**

On extraordinary circumstances and a determination that the tethering is safe and humane

- Unattended tethering of a dog during extreme heat or cold

For outdoor shelter for dogs, the structure must:

- Be constructed of solid wood or other weather-resistant material but not metal
- Be at least two inches off the ground and have a solid, level floor
- Not contain cracks or openings other than the entrance

- Have a protected entrance to act as a windbreak such as a flexible flap when the temperature is below 45 degrees
- Contain non-absorbent bedding such as wood chips or straw
- Must be large enough for the dog stand up and turn around while inside but also to allow for body heat to warm the structure
- Allow for shade at all times from sources other than the doghouse. Shade may be natural or manmade.

Garages, sheds or enclosed porches may be considered shelter provided that there

is sufficient ventilation and movement of air during spring and summer. During the fall and winter, an unheated structure must provide four walls and a top and meet the standards stated above for outdoor shelters.

To report violations of these regulations, you may call 301-279-1066. For additional information, please contact the Montgomery County Animal Services Division at 240-773-5928.

**Were on the WEB**  
www.OrchardKnolls.org  
Email: info@OrchardKnolls.org