



Flints Grove HOA

Newsletter - August 2020

Informational Meeting Announcement

All Flints Grove homeowners and residents are invited to join us on Thursday September 17th at 7:00pm to hear information about the community that is ordinarily shared during April's Annual Meeting.

Thursday September 17th, 7:00pm - 8:30pm

Joining the Meeting:

- **Option 1 - Video & Audio:** <https://join.freeconferencecall.com/fghoa>
- **Option 2 - Audio Only:** Dial-in number - (563) 999-1657



See *Appendix* section for further details

President's Update - Subhasis Datta



On behalf of the entire Board, we hope that all members are staying safe and healthy during the pandemic. During this time, the Board has remained active and continued meeting monthly via video conferences. These are open meetings with all members of the community invited to attend. In lieu of not being able to hold an in-person meeting, the Board has decided to schedule the above informational meeting to enable us to share details of ongoing activities, while also providing an opportunity for homeowners to ask questions, provide feedback,

and share recommendations for continued community improvement.

The Board has chosen to continue the delay of the board election until we are able to convene in person. Most of the current Board has agreed to continue to serve during this time. We did receive one resignation and a new Board and AECC member have been voted in on an interim capacity until the next election.

Despite the pandemic, the Board has had an active year to date. Key areas to highlight are:

- Hired & onboarded Vista Management Company
- Relunched the HOA website
- Refreshed the Statement of Community Expectations (SCEs) and Paint Palette
- Improved the Homeowner database and set-up an email distribution engine to share news
- Continued discussions with Montgomery County (MoCo) regarding the Stream Restoration Project

We will soon have new monument signs at the entry and each townhome site and work will soon get underway to remove 4 sections of invasive bamboo within the forest area.

The Board has also just started work on the Homeowner Directory and will soon be in a position to hold preliminary discussions around improvements to the trail, playground and community spaces. More details to follow as we learn more.

Vista Management Company Update - Scott Wertlieb

Everyone at Vista Management would like to thank the Flints Grove HOA for giving us the opportunity to serve your community! Vista has been managing HOAs since 1979 and we look forward to serving you for many years to come.

2020 dues collection is almost complete with 1 home left to pay. Thank you for your diligence in this area!

As a reminder, as part of our ongoing responsibilities, Vista will be inspecting home exteriors each Spring and Fall to ensure conformity with architectural guidelines and community expectations. You have a beautiful neighborhood and ensuring that homes are maintained to a level that befits an upscale community is most appreciated. We thank the homeowners that we have interacted with thus far for their partnership in addressing certain items.

If you are selling your home, please order the MD state-required resale disclosure packet from <https://www.homewisedocs.com> for a fee. Their online help desk can assist with any ordering questions.



Architectural and Environmental Control Committee (AECC) Corner

The AECC would like to share some important updates and reminders:

1. AECC Approval Areas

Written approval from the AECC is required prior to the following modifications to your home:

- Finished living space or screened porch addition
- Addition, replacement or removal of any exterior structure including, but not limited to: fences, decks, gazebos, pergolas, patios, walkways, railings, retaining walls, outdoor kitchens, outdoor chimneys, hot tubs or swimming pools
- Removal of hardwood trees located within the homeowner's property lines
- Exterior painting of front doors, garage doors, siding, window trim and railings*
- Siding replacement*
- Front door, garage door and window replacement*
- Roof replacement
- Basketball pole, satellite dish or antenna installation

* from the 2020 Color Palette available on request from the AECC or <http://www.flintsgrove.com/documents>

Homeowners and their contractors will be responsible to comply with Montgomery County's permitting, technical or engineering requirements when adding any new exterior structures.

A new Architectural Change application form is now available on the HOA website and requests will only be considered when using this form. More details: <http://flintsgrovehoa.com/documents>

2. Paint Palette Guidelines and Door Colors Update

The AECC has updated door colors to accommodate homeowners who wish to entirely replace (not repaint) their front doors using prefabricated door colors. Paint Palette books and individual color sample cards are available upon request to the AECC. More details: <http://flintsgrovehoa.com/documents>

3. Statement of Community Expectations

We are also happy to inform you that the Statement of Community Expectations (SCEs) has recently been revised for 2020. The SCEs govern the exterior appearance of HOA homes for enhancing the look and feel of the community, while maintaining property values. Please familiarize yourselves with the SCEs and endeavor to comply with the regulations contained in them. More details: <http://flintsgrovehoa.com/documents>

4. Removal of Homeowner Hardwood Trees in Our Community

The number of homeowners who have removed hardwood trees *without prior approval from the AECC* remains a concern. We wish to remind the community that there are rules governing a homeowner's ability to remove such trees. These rules are found in the Statement of Community Expectations and in the Trees Section on the HOA website. More details: <http://flintsgrovehoa.com/trees>



5. Curbing your Dog

Dog owners are required to clean up after their dogs in all areas, including public areas and HOA common area pathways. Pet waste should be discarded in appropriate bags inside the homeowner's trash can, taking care not to discard the waste on the street, driveways, sidewalk or inside another homeowner's trash can or property.

Bagging pet waste helps reduce bacteria levels in our local rivers and streams. The MoCo Department of Environmental Protection (DEP) needs our help to keep our rivers clean from pet waste:

<https://www.montgomerycountymd.gov/water/education/pet-waste.html>

In response to complaints received by the AECC dog owners should train their dogs not to do their business on home lawns as lawn browning by dog urine is not appreciated by all members.

6. Pet Waste - Mutt Mitt Dispensers

To further assist with the above, we now have four Mutt Mitt Dispensers located on the trail with new dispensers added to the Rich Branch Drive and Flints Grove Drive entrances. Please notify flintsgroveHOA@gmail.com if a dispenser needs replenishing.

Treasurer's Update

The HOA budget is proceeding well this year and despite heavy storm activity, we are well within our planned budget for 2020. The pandemic has slightly delayed certain projects, but we have been successful in upgrading the entry lighting to efficient LED fixtures, which are now placed higher to prevent them becoming overgrown. We have finally executed the order for the entrance signs which has been planned as a Reserve Fund expense for the last few years.

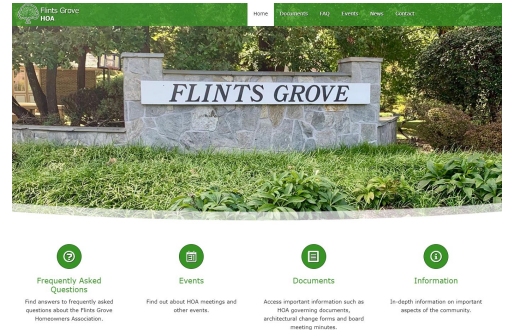
The delayed handover of the Stream Restoration Project has caused a downstream delay in discussions around HOA funded improvements to the playground, trail and other community areas. See the **Other News** section for more details.

All in all, our fiscal outlook continues to look excellent and the HOA is in a strong position to ensure the neighborhood remains an attractive and enjoyable place to live.

Other News

Communications

The Board is committed to improving its communications to the community. Foundational work has taken place this year with the launch of the new website, email distribution list and a thorough review of the HOA database. Please submit any changes in contact details to flintsgroveHOA@gmail.com.



Stream Restoration Project Update

The Board is currently in discussion with MoCo DEP regarding issues that need resolving prior to them handing the project area back to the HOA. Currently, the DEP have agreed to the following remediation:

- Further repairs to the trail, including the replacement of 2 sections that were heavily damaged
- Attend to the drainage swale from DeHaven Ct to better manage water heading to the pond
- Replace dead plantings under warranty (5 identified thus far)

In addition, the DEP has confirmed that the basketball court is part of the floodplain by design and will experience flooding during major rain. The DEP has suggested options to help protect the court surface from the associated debris, but an agreement has yet to be reached. In the meantime, the Board is also considering the longer term plan for this area, with one option being to repurpose the space into a nature reserve and seating area. We welcome any input from the community on this matter.

Appendix

Informational Meeting: Further Details

Agenda

- Board Presentation
- Questions & Answers

Materials

- The Board presentation will be made available on the HOA website prior to the meeting for homes preferring to access the meeting using the telephone dial-in (audio only) option.

Useful Links

Management Company roles, responsibilities and justification documents: <http://flintsgrovehoa.com/mcinfo>

Contact Us

Vista Management Company:
vistacares@aol.com

HOA Board:
flintsgroveHOA@gmail.com

Community Website:
www.flintsgrovehoa.org

Architectural & Environmental
Control Committee (AECC):
fghoaacc@googlegroups.com