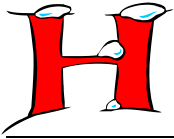


Seneca Forest Community Association



Community Newsletter
Fall 2019



Seneca Forest Community Association, Germantown, Maryland

2020 Community Calendar



December 5	Bulk Pick Up (Thurs am)
December	No Board Meeting
January 9	Bulk Pick Up (Thurs am)
January 15	Board Meeting
January	Winter Newsletter
February 6	Bulk Pick Up (Thurs am)
February 19	Board Meeting

Changes to the community calendar and additional details regarding the events will be listed in future mailings to the community next year.

Thinking of Selling Your Home?



If you are planning to sell your home, please remember that you are responsible for providing the purchaser with a copy of the legal documents for the Seneca Forest Homeowners Association.

As the Seller of the home, you or your agent are required by Maryland State Law to provide the prospective buyer with a "resale package" at least five days prior to settlement so they may review the Association governing documents.

The Buyer must sign at the settlement table that they have read and will abide by the governing documents.

Resale packages can be **purchased online** from the management office by visiting www.tmgainc.com. Select "**Resident Services**"; Select "**Order a Resale Package.**"



Free Bulk Trash Collection

The Association has arrangements for **FREE BULK collection on the 1st Thursday of every month.** This will include furniture and mattresses. Items such as carpet, toilets, and lumber are NOT included. **METAL items must be collected by the County for recycling AND MUST be scheduled in advance. See information below for details on METAL.**

The schedule will change for months with holidays that fall in the 1st week of the month. The Management Group will issue an email blast reminder just prior to each pick up for those residents that have provided management with an email address.



Security & Safety Tips

- ✓ Don't leave vehicles running to avoid theft. This is a violation of the Maryland Transportation Code. Also, stolen vehicles are then often used to commit another crime.
- ✓ Install quality locks on exterior doors.
- ✓ Never leave a house key under a mat, under a flowerpot, etc.
- ✓ Report suspicious activity to police at (301-279-8000).
- ✓ Invest in & use a home surveillance system.
- ✓ Ask for ID from delivery or service persons.
- ✓ When disposing of holiday boxes remove information about the make, model, and serial number of the item from the box and save this information for your records. Also flatten & bundle the cardboard for recycling. **Styrofoam is NOT recyclable and should be put in the trash.**
- ✓ While shopping stay alert and be aware of what's going on around you, park in well-lit spaces, lock doors, hide shopping bags/gifts in the trunk; avoid carrying large amounts of cash, be careful with purses/wallets, and do not overburden yourself with packages.

Reporting Repairs & Outages to Association Light Poles



The streetlights within the community are owned and operated by the Association. **Please report Association lights** that are damaged, cycling or out by calling **the management office at 301-948-6666**.

Ask for the assistant for Seneca Forest and be sure to have the address of the house nearest to the light.



Tired of Writing Checks?

If so, take advantage of TMGA's FREE direct debit offer. Have your HOA assessment payment taken directly out of your bank account on a monthly basis.

To sign up for Direct Debit please visit the TMGA website at www.tmgainc.com, Select "Pay Assessment"; Select "Direct Debit" & follow the online directions.

Report a Vacant Property

Vacant homes create potential problems for the neighborhood such as vandalism, broken pipes and unwanted wildlife, just to name a few.



If you suspect or know that a property in your neighborhood is vacant and not being properly monitored or maintained by the owner or his/her agent, please report this to DHCE by calling 240-777-0311. For the hearing impaired the TDD number is 240-773-3556. Your identity *can* be kept confidential if you request it when calling in.

Holiday Trash & Recycling Pick-Up Schedule

<u>Holiday</u>	<u>Trash</u>	<u>Recycling</u>
Christmas	No Collection	<u>Next Day</u>
New Year's	No Collection	<u>Next Day</u>
MLK Day	No Effect	<u>Next Day</u>
Presidents Day	No Effect	<u>Next Day</u>

Seneca Forest Board Meetings



Your Board of Directors meets on the 3rd Wednesday of the month at 7:00 p.m. at the Offices of The Management Group Associates located at 20440 Century Blvd., Suite 100, Germantown, Maryland.

If you plan to attend a meeting, please contact TMGA to confirm the date and time of the meeting. Meetings are sometimes rescheduled or cancelled due to weather or other reason.

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, seeds, grit, etc.) in the downspout and gutters, it means that the water will not drain and, in fact, might even become a welcoming place for more 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 perfect conditions 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.

Holiday Tree Recycling



The County will collect holiday trees on your recycling day year round. Please put your holiday tree at the curb by 7:00 a.m. on your collection day.

Christmas trees are given a new life after being composted or chipped for mulch, so keep the tree in a natural state.

- Remove the stand and all decorations, including lights, ornaments, tinsel, and garland. Be sure there is no metal attached to the tree.
- Remove any plastic bags from your tree.

"Live" Christmas trees with root balls and [artificial trees](#) cannot be collected as part of this program.

Montgomery County 311 Information & Service Request Line



Did you know that Montgomery County has streamlined their information and request line?

The only County number you need for inquiries & to place service requests is **240-777-0311**.

Just dial them up to ask questions or place a service request regarding county services such as: County apron tree pruning, heaving of County sidewalks, reporting of county pole lights that are either out, damaged or on 24/7, reporting exposed cable lines and a multitude of other County services.

If you want to review available county services or make requests online visit: www.montgomerycountymd.gov

Contact Utilities using Twitter!



You may use Twitter to report emergencies to or view timely updates regarding important events and/or incidents for the following utilities and/or County agencies:

- | | |
|-----------------|-------------------------------|
| @WSSCWATERNEWS | Report emergencies |
| @PepcoConnect | Report emergencies |
| @mcpnews | Police Non-Emergency/updates |
| @mcfrcs | Fire Non-Emergency/updates |
| @MontgomeryCoMD | Mont. County Government |
| @Verizon | General information |
| @verizonSupport | Service issues (Not Wireless) |
| @Comcast | General information |
| @Comcastcares | Service issues |

Montgomery County Pet Laws



At Large: Any dog or cat is at large if it is outside the owner's premises and not leashed. The Association common areas are not the owner's premises.

Penalty for Violation: \$100 for first offense, \$500 for each subsequent violation.

Animal Defecation: Montgomery County Code, Sec.5-203(a) (2): An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate ... if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director (Animal Services Division, Department of Police). Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. **Penalty for Violation - \$100**

Animal Noise: (Montgomery County Code, Sec. 5-203(a) (6): An owner must not allow an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment. **Penalty for Violation - \$100**

- Call (301) 279-8000 Police Non-emergency to report an animal bite or a violation of animal control laws.
- Call (240) 773-5925 to speak with Animal Control Inspector.
- Visit MC Animal Services for more info: <https://www.montgomerycountymd.gov/animalservices/>

County Metal Recycling: Call Ahead

Montgomery County will collect certain types of scrap metal from the curb on **Tuesday** morning if you call **240-777-0311** by 11:00 a.m. on Monday, or fill out an online form at



www.montgomerycountymd.gov/scrapmetal

Items include: Washers and Dryers, Refrigerators (*doors must be removed*), Bikes, Sewing Machines, Grills, and Other Large Metal Items, Swing Sets (*disassembled*), Lawn Mowers (*no riding mowers, drain the oil and gas, remove batteries – you can take oil and batteries to the Shady Grove Transfer Station. Visit www.mcrecycles.org then click on Facilities for Transfer Station hours*).

NO Automotive Parts will be accepted at the curb!

While You Are Away on Vacation



You will most likely be doing some traveling this winter. Taking some simple steps into consideration prior to your departure could play a major role in preventing a break-in or other security problems during your time away.

- ◆ **Make arrangements for mail and newspaper delivery.**
- ◆ **Set timers for lights to give that "at home" impression.**
- ◆ **Make arrangements for lawn care.**
- ◆ **Notify your security service.**
- ◆ **Leave emergency contact information with a neighbor or friend.**

Making appropriate arrangements for your home will give you the additional peace of mind to enjoy your vacation!

Local Happenings in our area!

[Winter Lights Festival](#)

November 29th – December 31st

Gaithersburg's Winter Lights Festival is getting ready to welcome visitors for its 24th spectacular season. The wondrous display of lights at Seneca Creek State Park will be open nightly November 29 through December 31. Please note that the festival will be closed on December 25. The 3.5-mile drive through the enchanted setting of Seneca Creek State Park takes you past more than 450 illuminated displays and beautifully lit trees that light up the night. The park is located at 11950 Clopper Road, conveniently accessible from I-270.

[Children's National Light Up Dr. Bears at Clarksburg Premium Outlets](#)

November 11-January 6, 2020

Clarksburg Premium Outlets is proud to participate in Children's National Hospital's Light Up Dr. Bear campaign, to assist in raising money for area children and families in need. Shoppers are invited to visit 12 five-foot tall bears that will light up in bright colors in unison with other bears across the region each time a donation is made to Children's National. Guests can make a donation on their smart device to watch a colorful display of giving!

[Salvation Army Angel Tree at Clarksburg Premium Outlets](#): November 8-December 31

The Salvation Army Angel Tree program provides new clothing and toys for children of families in need. Shoppers are invited to select an Angel Card from the Angel Tree, located in Market Hall, and return their unwrapped gift with the Angel Card to Guest Services.

[Holiday Entertainment at Clarksburg Premium Outlets](#): December 1st 10am

Guests can embrace the sights and sounds of the holidays with carolers, strolling musicians, street performers and more while shopping over 90 sought-after brands!

Gift Wrap Station: Shoppers can have their gifts beautifully wrapped this holiday season for a nominal fee, with all proceeds benefitting the Simon Youth Foundation and local nonprofit organizations. The gift-wrapping service will be offered Saturdays and Sundays from noon-8 p.m. as well as December 24 from noon-5 p.m.

[BlackRock Holiday Sing Along & Tree Lighting](#): December 4

Light up Germantown with Songs and a Holiday Tree Lighting! Wednesday, December 4 from 6-8 PM. Warm up with hot chocolate, enjoy holiday cookies and craft a unique snowflake to turn the streets of Germantown into a winter wonderland. Local students will take the grand staircase at 7 PM to lead in songs.

happy
holidays!