



Seneca Forest



Community Newsletter Spring 2019 Edition



April 2019

Seneca Forest Community Association, Germantown, Maryland

Curb Appeal + Community Livability = Increased Property Values

Spring has finally arrived! It is time again to get a jump on the following maintenance for your home and property:

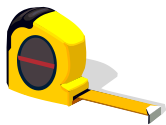
- ◆ Put away your snow shovels, ice melt and clear other items left in front of your home.
- ◆ Clean up your front and back yard to improve the aesthetic look of the community.
- ◆ Power wash green algae/black mildew off siding/brick.
- ◆ Have wind damaged fencing & roofs fixed.
- ◆ Replace rotten wood and/or repaint trim.

Store recycling bins and trash cans **out-of-view** on non-collection days, which means in your home or in the backyard as they are not permitted in public view.

As a reminder, trash is picked up on Mondays and Thursdays and recycling pickup remains unchanged on Tuesdays. PLEASE, place trash out no earlier than the evening before collection.



Planning an Exterior Change?



Remember, any changes to the exterior of your home need to be approved ***in advance*** by the community.

This includes changes to the color of your home, siding or entry door, window replacement, and major landscaping projects. For your convenience, an Architectural Change Request Form can be requested by calling TMGA at (301) 948-6666 or by visiting our website at www.sfcahomeowners.org (click on "What's New" then "Forms and Newsletters" and look for "SFCA Architectural Change Request Form") or go to www.tmgainc.com and click on "My Community" to print one there.

Annual Maintenance Inspection



The annual inspection of all community homes and yards is done each spring.

As per the Seneca Forest governing documents, each homeowner has a general "duty to maintain" their homes and yards, and to follow the architectural control approval process!

Common Area Upgrades

Sidewalk Curb & Gutter Replacement: Spring 2019

The Association sidewalks, curbs and gutters were reviewed in the spring. Concrete replacements will take place in early summer. A postcard will be set out to all residents advising of the week the work will be performed. Owners will be offered discounted rates for personal sidewalk & porch replacement by the same contractor...so, plan ahead.

Asphalt Path and Street Repairs: Summer 2019

The next phase of asphalt repairs are scheduled for 2019 and will likely take place in the summer.

Get Ready...to compete

Shortly after this newsletter is distributed, Association representatives will tour the community and **award the resident with the best kept home/yard with a gift certificate to Home Depot. This will be repeated in the summer and fall seasons, as well.**



This is part of an effort to encourage maintenance, landscaping care and beautification in our community.

The Board is also considering a GOOD NEIGHBOR award. If you want to nominate someone, visit www.tmgainc.com, click "My Community", type *Seneca Forest*, select 'Resource Center', then 'Miscellaneous Documents', and 'Good Neighbor' form or contact TMGA to have one sent to you.

2019 Community Calendar



April	Spring Newsletter
May 15	Annual and Board Meetings
June 19	Board Meeting (and rescheduled Annual Meeting, if necessary)
July	Summer Newsletter
July 17	Board Meeting
August 21	Board Meeting
September 18	Board Meeting
October	Fall Newsletter

Changes to the community calendar and additional details regarding the events will be sent in future flyers and postcards.

Seneca Forest Board of Directors Meetings

Your Board of Directors meets on a monthly basis on the 3rd Wednesday of each 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 at (301) 948-6666 to confirm the date and time of the meeting. Meetings are sometimes required to be rescheduled or cancelled due to a lack of quorum or participation.

The Association’s annual homeowner meeting is held each May.

Every meeting is a chance to get involved, meet your neighbors, and learn about what is going on in the entire community.

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 Association.

Resale packages can be purchased from the management office by visiting www.tmgainc.com, select “Resident Services,” select “Order a Resale Package.”

Covenant Amendment



Since the housing bubble, the delinquency of Association dues at Seneca Forest has increased steadily. The Board has been aggressive in their attempts to have all owners pay their fair share of the common expenses, but faces an increasingly difficult task. The Association has over \$200,000 outstanding in past assessments, late fees and legal charges. The Association has even initiated two sheriff sales where the homes will be sold in order to cure the excessive balance due to the Association.

During 2018, the Association put forth a change to the Covenants which would allow for reserve parking privileges to be revoked from those owners that become significantly behind in payment of Association dues. This was thought to be a fair solution to the growing delinquency problem and was a result of input from concerned owners regarding the increasing monthly assessment and in response to the concern from homeowners due to the increase in the amount of delinquent dues and the resulting increase in the monthly assessment to cover those owners that had not been paying.

Although the votes received were very much in favor of the Covenant change to revoke parking privileges, we simply do not yet have enough votes. In order to pass a Covenant amendment, the Association must receive the affirmative vote of 66% of the owners. Thus far, the Association has received votes from approximately 35%, again, most of which were voted in the affirmative.

At this time, the Board is attempting to obtain additional votes. If you have not yet voted on this important matter, please visit the Association’s website at www.sfcahomeowners.org to review the material and print a proxy/ballot. Additionally, in the coming months, Board members will likely be going door to door through the community to solicit additional votes on this important matter.

If you have further questions regarding the proposed amendment, please feel free to attend an upcoming HOA meeting or contact Alan at The Management Group.

Please take a moment to vote and let your voice be heard on this important matter!



Reporting Repairs & Outages to Pole Lights



Association Pole Lights - The street lights within the community are owned and operated by Seneca Forest Homeowners Association.

Report pole lights that are damaged, cycling or out as follows:

- ◆ You may call the management office at (301) 948-6666. Ask for the Assistant for Seneca Forest HOA.

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 HOA 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

For further information, or to report an animal bite or a violation of animal control laws, call the Animal Services Division at (240) 773-5925 and for after-hours emergencies (240) 773-5900.



Recycling:

Scrap Metal (FREE) - Call Ahead

Montgomery County will collect certain types of scrap metal from the curb FOR FREE on **Tuesday** mornings 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!

- ◆ Order a free new recycling bin from Montgomery County at (240) 777-0311 or via their web site at

www.mcrecycles.org



Click on: Trash & Recycling then Order a Blue Bin and follow the directions

Report a Vacant Property



Vacant homes create potential problems for the neighborhood such as vandalism, broken pipes and unwanted wildlife as new neighbors, 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 DHCA 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.

Community Safety First

There are many children playing and walking home from school throughout the community.



Please show that you care by slowing down to 25 mph or less when driving in the community. The extra few seconds you save by driving too fast is not worth the risk to our residents, their children and their pets.



Employ the security measures listed below to help protect yourself and your home, car and valuables.

Crime Prevention Tips

1. When going out of town, place several interior lights in your home on timers. Also be sure to turn on exterior lights at night.
2. Lock your cars at all times! Keep valuables like garage remotes, GPS devices, iPods, keys, and wallets and briefcases out of sight.
3. Lock all windows and doors (*even on the second story*). Thieves sometimes disguise themselves as painters, window washers or roofers to enter homes through unlocked second floor windows.
4. If a security system is available, activate it at night and when away from home.
5. Always keep your doors closed, day and night – even when you are at home. Open doors are invitations to criminals to remove items from garages (if you have one) and access your home.

Help to DETER CRIME IN SENECA FOREST by reporting suspicious activities, people, vehicles – be sure to note dates, times, car tag numbers, and descriptions.

- a. Always report suspicious activity to Police Non-Emergency at (301) 279-8000
- b. Always report emergency issues to Police/Fire/Rescue at 911

Contact Utilities using Twitter!



Did you know that 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
@mcfrrs	Fire Non-Emergency/updates
@Washingtongas	Report emergencies
@MontgomeryCoMD	Mont. County Government
@Verizon	General information
@verizonSupport	Service issues (Not Wireless)
@Comcast	General information
@Comcastcares	Service issues

Join the Lake Recreation Club Pools Today!



- ★ 2 Pools, 1 Double Tennis Court
- ★ One Membership

Online Registration Link Provided Below

<http://www.tmgainc.com/Form/43816~268466/2019-Lake-Recreation-Membership>

New Community Portal:



For complete information and forms, visit the *New Community Portal* at www.tmgainc.com. Sign up for email blasts to automatically receive these Newsletters and other announcements.

- ★ Click: [My Community](#)
- ★ Enter: [Seneca Forest](#)
- ★ Click: [Seneca Forest HOA](#)

PAPERLESS NEWSLETTERS

As announced in the Spring Newsletter, this and future (quarterly) editions of the NEWSLETTER will only be in electronic version and WILL NOT BE MAILED.



Newsletters will be EMAILED to all email addresses on file at TMGA and will be posted to the HOA website. PLEASE CALL KEENAN ANDERSON AT 301-948-6666 OR SEND AN EMAIL TO kanderson@tmgainc.com TO PROVIDE YOUR EMAIL ADDRESS.