

Spring Ridge Review

Board Corner

Annual Meeting: November 6th—7pm @ VC

1. Halloween will be Friday, October 31, 2014. Trick or Treat Hours for the Spring Ridge Community are 6-8 PM. Motorists, please use caution when driving through the community that evening.
2. The Annual Meeting will be Thursday, November 6, 2 days after the General Election. For this to be an official meeting, we must have quorum as counted by a combination of proxy's and those present at the meeting. Submit your proxy either online, through the mail OR attend the meeting in person. Should quorum not be achieved, an additional mail-out and advertisement must be executed, at the Conservancy's expense.
3. Development continues on both the Newport Ridge and Beshers Property, as each are moving closer to actual construction.
4. The Conservancy is in the process of soliciting pool management companies for the 2015 season.
5. The final landscaping project of the year will be grinding down of the stumps of the trees removed, and to remove dead trees in the common area.
6. Finally, the Annual Meeting is an excellent opportunity to find out about all the activities within the Spring Ridge Community, as the committees make their annual reports as well as the condo associations.

Conservancy Annual Meeting With Election

The Spring Ridge Conservancy Annual Meeting will be held Thursday, November 6th at 7pm at the Visitor Center. Please submit your Proxy--you have two different ways to do so: 1) Submit an Electronic Proxy for Quorum Only at www.springridgeonline.com and look for the Proxy link. **OR** 2) Submit a completed hard-copy Proxy to the Visitor Center. ***(Quorum is required by law in order for the meeting to take place, and is the number of owners who attend the Annual Meeting in person or who submit a signed Proxy.)***

Please contact the Visitor Center at 301-620-0782 or richard.ag@pmpbiz.com with questions about the Annual Meeting or Board Election.

Condominium Parking Reminder

If you reside in one of the condo's, and you have more than 2 motor vehicles, please exercise common courtesy and park your 3rd or 4th vehicle away from the direct fronts of the buildings. Parking is very limited. For the majority of residents that have only 2 vehicles, they should have a fair chance at parking as close to the front of the building as possible. There are really only about 2.65 parking spaces per each condo. Thank you.

INSIDE THIS ISSUE:

Calendar/ Scouting For Food/ Lot Maintenance Reminder **2**

Rec. Committee News/ Frederick County Electronics Recycling Event **3**

Condo Residents Helpful Winter Tips/ Fan Club News **4**

Snow Will Soon Be Here/ Finance Committee/ Classifieds **5**

Yard Waste Recycling Reminder

Single Family/ Townhouses:

 Yard Waste Recycling will take place

each Wednesday beginning April 2nd through December 10th, 2014. Grass and other yard clippings must be placed in paper bags, Kraft bags or in a clean un contaminated container separate from household trash or the standard co-mingled recycling. Yard Waste in plastic bags will not be accepted! Contact the Visitor Center with questions.

Calendar of Events

November 2 ~ Daylight Saving Time Ends

November 3 ~ 7:30pm - Recreation Committee Meeting @ VC

November 6 ~ 7pm - Conservancy Annual Meeting @ VC

November 7 ~ 4pm - ACC Application Submission Deadline

November 12 ~ 7pm - ACC Meeting @ VC

November 13 ~ 7pm - Hampton Court II Condo Board of Directors Meeting @ VC

November 18 ~ 7pm - Hampton Court Condo Board of Directors Meeting @ VC

November 19 ~ 7pm - Friends and Neighbors (FAN) Club Social @ VC

November 20 ~ 7pm - Spring Ridge Condo Board of Directors Meeting @ VC

November 27 ~ THANKSGIVING - Visitor Center Closed

November 28 ~ Holiday Break - Visitor Center Closed

Scouting for Food is Back!

Boy Scout Troop 2017 and Cub Scout Pack 287 will be collecting food in Spring Ridge for the Frederick County Food Bank again this fall as part of the national "Scouting for Food" initiative. Scouts will be distributing empty bags on Saturday, November 1, and picking up filled bags on Saturday, November 8. Please leave bags of unexpired, non-perishable food items on your front porch by 9am on Saturday the 8th. We will not be able to get into the condo buildings for bag distribution or pick up, but if you'd like to donate a bag of food, please leave it outside the front door of your condo building on Saturday, November 8, we will pick it up. Last year, Frederick County residents donated over 95,000 lbs of food to local food banks!! Our Spring Ridge residents alone were responsible for almost 2,000 lbs of food- WOW!! Any questions should be directed to Monica Robyns, Pack 287 Pack Committee Chair, at mmrobyns@hotmail.com. Thank you again for your generous support of our community!

Lot Maintenance Reminder

When living in an HOA, all members of the community have an agreement to properly maintain their property. Unfortunately, there are a few owners who are slow to maintain or even refuse to maintain their property. Fortunately, this is the exception and not the rule. The Spring Ridge Covenants have provided a protocol for those who are found non-compliant. After 'Cease and Desist' letters have been sent to the owner, if no compliance is observed, then the Board of Directors will find "Probable Cause". A final letter will be sent to the owner offering them a brief period to resolve the issue. If the matter is not resolved, the Board will sanction a fine on the property for each day that the violation remains. If not paid, these fines will ultimately end up as a lien against the property. The Board does not like to take this type of drastic measure, but are forced to when a member of the community refuses to hold up to their agreement and adhere to the rules of the community.

The essence of community governance is to maintain and enhance property value. In today's climate, this is more important than ever.

Recreation Committee News

Dates to know:

Nov. 3 – Rec. Committee Meeting, 7:30pm

Dec. 5 – Photos with Santa at VC, 6:30pm - 8pm

Youth Soccer: Thank you to Cam Robinson for organizing and running our wonderful soccer season. Also, thank you to our awesome volunteers who coached the soccer teams: Tom Giancoli, Amy King, Kurt Cooper, Christina Rollins, Matt Nasuti, Ken Preudhomme, Mark Picca and Paul.

Thank you to the Alliance Soccer Club and Denison Cabral for leading our technical sessions and their partnership. We hope our residents enjoyed this program and we'll see you next season!

Fall Festival: Thank you to all who came out and enjoyed our annual Fall Festival! Thank you to Lesley Giancoli, Kristina Ray and Caitlyn Reed for organizing this event. The success of the Fall Festival could not have been possible without the help from so many volunteers: Lauren and Jason Stanczyk,, Jenny and Julian Lazarus, Tom Giancoli, Bryan Ray, Michelle Cordon, Elizabeth Ayles, Anna Spadaro, Laura Smith and Brooke Robinson, Angela Keiser and Kathryn Johnson from The MOM's Club of Frederick-East.

A big thank you to Valley Crest, Weis and Lowes for donating the pumpkins. Thanks to Balloons by Brenda, Mr. D Entertainment, D&D Ponies, J&P pizza and the Spring Ridge Fire Department for helping to help make the fall festival even more successful.

Photo Opportunity with Santa: Santa will be at the Visitor Center on Friday, December 5th from 6:30pm- 8pm for photo opportunities! This is an **open house** so please come anytime between 6:30 and 8:30 pm to avoid lines. Kids can come in their pajamas or fancy dress up clothes. No photographer will be provided, so don't forget to bring your cameras from home!

T-Ball: As of right now, we do not have anyone who has volunteered to organize T-ball for the spring. If you would like to chair this committee, please contact the Recreation Committee by December 1st. If we have no volunteers, we will not have this activity in the spring.

Recreation Committee Meeting - Do you like planning events? Do you think you have some new ideas? If so, please come join the Recreation Committee! It is not a huge time commitment, you can choose which events (if any) you'd like to help plan, and it's a great way to meet new neighbors. We meet the first Monday of every month. Join us for our meeting at the Visitor Center on Monday, Nov 3rd at 7:30pm to see what we're all about.

Frederick County Free Electronics Recycling Program

The Frederick County Department of Solid Waste Management will be conducting an Electronics Drop-Off Day to be held on Saturday, November 15, 2014. Funded by a grant from the Maryland Department of the Environment, this event will be held as part of the county's observance of America Recycles Day, a national event to promote recycling. Residents will be able to bring in a wide variety of electronic devices for no charge; to see a complete list of acceptable items, please visit www.FrederickCountyMD.gov/E-cycle.

Attention Condo Residents - Below Are Helpful Tips for Winter

Instructions for applying ice melt from the buckets in the common hallway near the front door: The sidewalks and landings should be shoveled before applying ice melt. If you can, wait for the contractor to shovel your particular area first. Ice melt coverage (an ideal spread rate is ¼-½ cup of ice melt per square yard or 3' x 3' square). Remove slush and melted ice from the concrete surface after the ice melt has had time to work so there is no chance for the slush and ice to refreeze. Reapply more ice melt as needed to decrease the chance of more ice forming on treated concrete surfaces. Throwing the ice melt in piles is not very effective and costs the association .30 cents per pound. If the 5 gallon bucket holds 40 lbs, that makes the cost of each bucket-full \$12.00.

Programmable thermostats and furnaces in general: Thermostats can be simple dial or switch-controlled thermostats, or they can be programmable digital thermostats. Programmable thermostats can be set to raise or lower the house temperature during specific times of the day to keep utility bills in check. Wall thermostats typically use AA or AAA alkaline batteries, 3V button-style lithium batteries or even a 9 volt battery. The battery of the thermostat keeps your programming saved and prevents your heating and cooling control system from turning off when the power goes out. Change your wall thermostat batteries once a year, or when the low battery indicator appears on the digital display.

A weak or dead battery in a thermostat can cause your furnace to stop running. In this kind of super cold weather and a furnace not running mean frozen burst water lines or sprinkler lines and therefore major water damage to yours and others condo. Regarding the thermostat, most furnaces have an electrical part (transformer) that sends voltage to the thermostat. In turn the thermostat either uses that voltage to operate its relay in order to send it back to the furnace to tell it to kick on, or it uses batteries to operate its relays to send that voltage back to the furnace to tell it to kick on. Also if you are going to be away from your condo for any extended period of time during the winter, never turn off your furnace. Of course, you can turn it down a bit but remember during these super cold temperatures, without heat in your condo....the sprinkler lines freeze and burst as well as the water supply lines.

Learn how to quickly turn off your water in the case of a emergency: Learn how to turn off the water to your condo unit in case of an emergency. This is especially helpful when a pipe burst due to freeze or otherwise. The faster the water can be turned off, the less damage to you and your fellow neighbors condo. Speak with your plumber of choice to learn the best, quickest way to turn off your water. Also you can contact Richard at the Management office for a key to the water closet or sprinkler/water closet rooms. Our local Fire Department is the first responder to not only a fire, but also to a major plumbing leak or flood or burst sprinkler line. The pull station in the common hallway can be pulled in the case of a fire and major plumbing or sprinkler flood.

Set up a network in your building to look out for each other and each other's condo: Some of the condo buildings here in Spring Ridge have a most impressive network of neighbors, where-by they look after one another and one another's condo as well. Get to know your neighbors if you don't already. This can prove invaluable in the event of an emergency.

Friends and Neighbors (FAN) Club News



In this digital age, how safe are you do you feel? Is privacy important to you? How safe is your identity from theft? Spring Ridge's own Jim Hamilton will join us at the November 16 FAN Club Social to speak about cyber security. He will address topics such as simple dos and don'ts; password protections; safe online behaviors; how to be vigilant and aware; protecting yourself on a smart phone; protecting your home Wi-Fi network; what non-digital steps you can take to protect your identity; how to shop wisely; unsubscribing from those bothersome catalogs; how to conduct safe web browsing; and how to mask your own identity.

The FAN (Friends & Neighbors) Club Socials are open to all adult residents of Spring Ridge. The meetings are held at 7 p.m. at the Visitor's Center. Refreshments are served. For questions, contact Diane DeMarco, President, 301-696-8886, ddemarco2@comcast.net.

Snow Will Soon Be Here



Single Family Homes: All streets are maintained and plowed by Frederick County, including Spring Ridge Parkway, and Ridgefield Drive. All sidewalks in the single family neighborhoods are to be shoveled by the homeowner. **Town Homes and Condos:** Here are some of the snow removal guidelines for the 2014-2015 season. In a snow/sleet storm, if accumulation is under 2", the contractor is to apply chemicals to the common sidewalks and roads. If total snow/sleet accumulation is 2-4", the contractor is to begin plowing only after 2" has actually accumulated on the roadways. Chemical application will begin with the parking areas and private roads, followed by common sidewalks. In a big snowstorm, the contractor will plow to open up the private roads. However, most of the detailed snow removal work will not take place until after the snow has finished falling. The asphalt walking path will be shoveled to the school. However at the corner of Ridgefield Drive, only one side of the street will be shoveled to the school. The side that seems better to shovel is the Visitor Center side since the school itself doesn't shovel their own path on Ridgefield Drive. There are safe cross-over's in front of the school. (Management will remain flexible on these issues as the needs change in the community.) **Town Homes:** One or two parking spots in the overflow lots should be used for snow piles. **CONTRACTORS ARE NOT TO CLEAR OUT INDIVIDUAL PARKING SPOTS FOR RESIDENTS WHO MOVE THEIR VEHICLES FOR SUCH SERVICE.** If multiple spots are empty at the time the plows are there, the Contractor may clear them. Please don't shovel snow from around your vehicle and throw it back into the street or on the sidewalk. The snow should be placed in your yard, out of the way, not in the street and not on the sidewalks. If snow accumulation is over 4", the same treatment will be applied as described above, and careful attention will be kept to the location of snow piles. Areas to be specifically avoided are mailboxes, fire hydrants, and bus stops. Once accumulation reaches 4" or more, walking paths are to be cleared (one snow blower path) near the end of the storm. As always, residents should use caution at all times. The contractor can't be everywhere for every weather event. Please remember to **NEVER** use rock salt on any sidewalk or concrete surface. **Rock salt severely damages concrete. Please do not use it.**

Finance Committee Needs Volunteers

Volunteers are needed to serve on the Finance Committee. Volunteers do not need a finance degree. Volunteers should be interested to learn the functions of the committee, attend monthly Finance Committee meetings and have an aptitude for working with numbers.

The Finance Committee reviews the monthly financial statements, presents findings to the Spring Ridge Conservancy Board of Directors and prepares the yearly budget, amongst other duties. To volunteer, contact 301-620-0782 or richard.ag@pmpbiz.com.

Classifieds

For Sale: Shower Seat: never used; new in box. \$25 Call 240-285-0650 and leave message.

Single Family Home For Rent: Don't miss this one! *Upgrades galore *Backs to woods *Walk to pool, School and tennis courts. Available January 2015. Call 301-305-9399 for more info.