



Audubon Square / Fallbrook Newsletter



Volume 3/Issue-1

February 2019

Board of Directors

President Valerie Hermansen
Vice President Dena Saunders
Secretary Stephen Kaufman
Treasurer Supreet Kaur
Director



Board Meetings are held at the Gaithersburg Middle School on the Third Tuesday of each month
In Room 104
 Meetings start at 7:00 p.m.

Trash Pick-Up is Tuesdays & Fridays

Set out **AFTER** 7:00 pm on Monday & Thursday
MUST BE PLACED IN A SECURED CONTAINER

Recycle is on Mondays

Set out **AFTER** 7:00 pm Sunday
MUST BE PLACED IN A GREEN RECYCLE BIN

If your recycling is missed, call: 311

Bulk Pickup

First Monday of the month
 and only items accepted by the City of Gaithersburg Bulk Pick-up Program

Community Association, Inc. 15742 Crabbs Branch Way Rockville, MD 20855
 P: (301) 258-7711 F: (301) 258-6283
www.communityassn.com

COMMUNITY MANAGER
 Melissa Wells

Melissa.Wells@communityassn.com
 Phone: (301) 258-7711 Ext. 160

Tips to Help You Stay Safe During Tax Season



Tips to avoid falling victim to scammers:

- Never share any personal or financial information over the phone.
- Know that the IRS, and other local, state and federal agencies will never call and request money over the phone, or ask you to send money via wire transfer, cash or gift cards.
- If you receive a call from someone pretending to be with a local, state or federal agency, hang-up and independently verify the correct number and dial it.

If you believe you have been a victim of a tax return theft, contact the IRS directly at 800-908-4490.

The filing deadline for income tax returns is Monday, April 15, 2019



You may serve as a volunteer board member on your HOA, but that's not your only role within the association. Even more basically, you are a community member—a neighbor. In many ways, then, the best way to serve your community has nothing to do with what you do in board meetings, and everything to do with the daily interactions you have with those who live near you.

- Being a good HOA neighbor is not something that happens by accident. It happens only when you make an effort to be kind and considerate. How can you be a good neighbor within your community? Here are some tips:
- First, make sure you read and follow the HOA covenants. If you're a board volunteer, you should be familiar with these documents anyway; if you're not, now is a great time to review them. Everybody is going to get along better when they're playing by the same set of rules, simple as that.
- Should a problem, grievance, or disagreement emerge, try to settle it with your neighbor face-to-face. E-mail, texting, and Facebook messages may seem more convenient, but they can also lead to miscommunications. It's far better to sort things out face-to-face, which can often lead to an agreeable and even amiable solution.
- Spend time reaching out to your neighbors. Invite them over for a meal or a cup of coffee; if you bake a batch of cookies, take them a couple. Cultivate goodwill, and it will help avoid any problems down the road.
- Try to head off problems in advance. If you're having a big party, let your neighbors know that the music will be turned off at a certain hour. If your child is having a slumber party, agree on a lights-out time in advance.
- Finally, you can be a good neighbor by getting involved with the community—and one way to do that, of course, is to serve on the HOA board!



Snow Reminders and Etiquette

Homeowners are responsible for shoveling the sidewalk in front of their home. If you own an end townhome, you will also be responsible to clear the sidewalk on the side. Once the inclement weather has stopped, you have 24 hours to shovel and clear your walkways.

- When shoveling your sidewalks and parking spaces, do not throw or place your shoveled snow around the mailboxes in your area.
- It is the responsibility of the homeowners to make sure that the mailboxes are cleared of snow so that mail delivery can take place by the postal service.
- Keep your snow to yourself. Don't toss the snow into your neighbor's driveway or walkway, even if it means you have to carry the shovel of snow a couple of extra feet.
- Don't snow blow (or shovel) your snow out into the street. Smaller cars can get stuck in those piles.
- If you see your neighbor has spent time & labor shoveling a space to park in, be courteous, shovel and park in your own space!
- If you borrow someone's shovel, return it – in its original condition – as soon as you are done shoveling. Use your neighbor's snowblower? Clean it off and refill the gas tank.
- Clean off your car – including your roof – before hitting the highway. Not only is it a nuisance to other drivers when your snow blows off the car, but icy chunks slapping someone's windshield can be dangerous and cause accidents.
- Think of your older neighbors. If shoveling their driveway or parking spaces is too much. Take care of their walkways, sidewalks, driveways or parking spaces.
- All holiday decorations should be taken down by the 31st of January.

If you need help or are willing to help shovel, please contact the Board or a member of the management team.

Board@audubonsquare-fallbrookmd.com

Court Representative Committee

Audubon Square is implementing a "Court Representative Committee" to foster communication and safety in the community!

As you know, our neighborhood is experiencing unprecedented growth and change right now. Some of it is exciting and some of it presents some challenges. One of those challenges is how to keep the neighbors well connected with each other. In response to this, the Board is putting together a Court Representative Committee.

The main goal of the committee is to keep us all connected to each other. Not everyone communicates via social media or email, so an actual program that keeps residents of courts in actual communication with each other seems like the best way to ensure that everyone in the neighborhood is included and aware of all that is going on. Also, this will be a crucial part of a neighborhood watch program. Each court can be its own neighborhood watch but be connected to all other courts through the Court Representative.

To do this, we need folks to volunteer to be Court Representatives. The Court Representative will be in charge of distributing information to your neighbors in your court. This may include neighborhood happenings, neighborhood meetings, crime and neighborhood watch updates and just generally be a way to make sure everyone in your court is okay.

The Board will help stream this info to Court Representatives. We will also provide resources from groups like Police Department, the Fire Department, etc.

This committee will only be successful with your help. There's no prerequisite to become a Court Representative, just a willingness to be the connecting point for your neighbors.

The best way we can face the challenges and benefits of living in such a vibrant and growing neighborhood is to do it TOGETHER. Please consider becoming a Court Representative and help us be a part of the solution to facing these challenges.

Thanks for making this neighborhood the best place to live in!

Court Representative Responsibilities

1. Be observant of anything that may be suspicious; strange cars in the neighborhood, suspicious people, etc.
2. Get to know your neighbors. Learn when they will be on vacation and pick up their mail and newspaper if needed.
3. Be responsible for designated homes in your immediate area. Know who moves in and out. Report any changes to Board.
4. Keep coordinator updated with any new information on residents in the area you represent.

