

Audubon Square / Fallbrook Newsletter

Volume 3 / Issue 5

May 2019

Board of Directors

<i>President</i>	<i>Valerie Hermansen</i>
<i>Vice President</i>	<i>Dena Saunders</i>
<i>Secretary</i>	<i>Stephan Kaufman</i>
<i>Treasurer</i>	<i>Supreet Kaur</i>
<i>Director</i>	<i>Vacant</i>



BOARD MEETINGS

Gaithersburg Middle School
Third Tuesday of each month
Room 104 at 7:00 pm

Trash Pick-Up

Tuesdays & Fridays

**MUST BE PLACED IN A
SECURE CONTAINER WITH A LID
AFTER 7:00 pm on Mondays & Thursdays**

Recycle Pick-Up

Mondays

**MUST BE PLACED IN A
GREEN RECYCLE BIN
AFTER 7:00 pm on Sundays**

Bulk Pick-Up

FIRST MONDAY OF EACH MONTH

Only items accepted by the
City of Gaithersburg Bulk Pic-Up Program

Community Association, Inc.

15742 Crabbs Branch Way
Rockville, MD 20855

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Community Manager

Melissa Wells

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P: (301) 258-7711 ext. 160

Assistant Community Manager

Terrence Lowe

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A Message from the Board

Code Enforcement and the Police Department

The 2019 Annual Meeting and Election for the Board of Directors will be held on **Tuesday, May 21st in the Cafeteria at Gaithersburg Middle School at 7pm.** Officer Dan Lane, Community Services Officer of the Gaithersburg Police Department and Emilio Curbelo, Code Administration Office of the Code Enforcement Department will attend the meeting and give presentations to the residents in attendance.

Elections Coming in May



Currently the Director position is open on the Board of Directors. A separate mailing for the Annual Meeting and Application for the Board of Directors has been mailed out. **Nominations received after May 1st will not be accepted.**



**Spring: May 4, 2019
Rain date: May 11, 2019
Time: Starts at 10am**

On the first Saturday of May, Audubon Square residents will come together to participate in the community's Annual Community Clean-Up Day. The event focuses not only on beautifying our community, but also on promoting camaraderie. The goal is to encourage residents and commuters alike to keep the community free of trash. Come out and show your pride in the community.

This is a great way for high school students to earn required volunteer community service credits.

Edward Bohrer, Jr. CHARACTER COUNTS! Scholarship



In case you have not heard, the City of Gaithersburg is offering a scholarship. High school seniors who are City of Gaithersburg residents may apply for an Edward Bohrer, Jr. CHARACTER COUNTS! Scholarship. Applications are due May 10. Awards are based on the embodiment of the Six Pillars of Character, personal merit, financial need, and a commitment to further education.

Since 1998, 95 high school seniors have received more than \$160,000 in funding. Individuals, businesses and organizations are invited to support the character development of our young people by contributing to this fund. Find the application form and more information by going to:

<https://www.gaithersburgmd.gov/services/community-services/character-counts-program/w-edward-bohrer-memorial-character-counts-scholarship-program>



What is a Quorum and Why is it Important?

A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date. This costs the association money and creates more work. And, achieving a quorum at a second meeting—if we couldn't get one the first time—is even harder.

So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, new board members are elected, and the coming year's budget is presented to the homeowners for approval. No quorum—no election, no budget. This means the current directors will have to continue serving until an election can be conducted. It also means that last year's budget will remain in effect until a valid meeting (one with a quorum) can be held to approve a new budget.

Good news: You can be "at" a meeting and across the country at the same time by signing a proxy! That's how you assign your vote, in writing, to another person. Proxies count toward the quorum, so they're very important to the association. We ask you to complete a proxy form, even if you plan to attend the meeting. That's just in case something comes up that prevents you from attending. And, when you do attend the meeting, your proxy will be returned to you.

Because proxies are so important to achieving a quorum, you may find us knocking on your door, calling on the phone, or even stopping you in the common areas asking you to sign a proxy form. We'll do anything to achieve a quorum. Without it, we can't do business, and eventually that affects you, the homeowner.

Beware of Home Repair Scams as Weather Warms Up

Spring is here, flowers are blooming, the sun is shining, and... leaks are leaking. Uh-oh! With all the rain Maryland experienced this winter, you may have, unpleasantly, discovered some home repairs that need to be made. It's about this time of year that you may receive a call, email, flyer, a visit from a door-to-door salesperson, a solicitation for "cheap and easy," or "low-interest financing," or some enticement to get you to provide cash fast for a home repair.

But before you dig into your wallet or sign a contract without reading the fine print, be aware this is also the time of year home repair scammers strike! We recommend following these guidelines to avoid falling victim to a home repair scam.

Don't hire contractors who come to your door unsolicited. If they refuse to give you a written estimate, or demand cash up front, these are warning signs that you may be scammed. Choose a LICENSED contractor, carefully. (Visit the Home Improvement Commission's web site (www.dllr.state.md.us/license/mhic) to verify a contractor's license.)

Shop around for a price, especially on a repair that may be costly, and make sure to ask if you will be charged a fee for an estimate. You may be offered a financing option from the contractor but shop around for financing that fits you best (many banks offer home repair loans). You may find that the contractor's offer doesn't benefit YOU at all.

Maryland law requires that: 1) you are given at least five days to cancel a signed home improvement contract in a door-to-door sale (seven days if you are aged 65 years or older), 2) the contract must advise you of this right to cancel, and 3) the contractor can only collect one-third of the cost of the job at the time the contract is signed.

For a more in-depth look at avoiding these scams, check out our Consumer's Edge "Home Repair Scams" publication (at <http://www.marylandattorneygeneral.gov/CPD%20Documents/Tips-Publications/127.pdf>). Karen Straughn Assistant Attorney General Director, Mediation Unit Consumer Protection Division Maryland Office of the Attorney General

Audubon Square Dog Park Registration

The community dog park is located at the intersection of Fallbrook Street and Girard Street. The dog park is available for the exclusive use of members of the Audubon Square Community Association. To gain entry, please complete a Dog Park Registration Form, found in the Document Library and on the [community website](#). Remit the \$10.00 processing fee for your key. Be sure to include your dog's vaccination records with your registration form. The rules of the Dog Park can be found in the Document Library on the community website.

Audubon Square Tot Lot Suggestions

We are looking for ways to improve the Tot Lot. Currently, the volleyball court is not being utilized. Would you like to see the volleyball court replaced with a basketball court, tennis court, swings, climb & slide station, benches? You are encouraged to share your ideas by emailing the Board at board@audubonsquare-fallbrookmd.com.

A Message from the Board

We hope you're enjoying your community newsletter. Our goal each month is to give you a rich blend of information, tips from our Board of Directors and updates on some of the latest Audubon Square news that might interest you.

Let us know if it's the right blend. Which types of topics do you like best? What else would you like to see? Let us know how we can make your newsletter even more relevant to your daily life. Write to us at:

board@audubonsquare-fallbrookmd.com.