

CCOC Communicator



The Newsletter of the Montgomery County
Commission on Common Ownership Communities

Summer/Fall 1999

Getting Involved



From the Chair



A question often asked of me when visiting a community is: "Can you tell me what the experts say are some sure-fire ways to jump start or boost our community and get our residents more involved?" I have found that two things in life definitely don't exist: "real experts" (on anything) and sure-fire ways to get people involved in their community. However, I want to share four ideas that other communities have used successfully. They can be used as stand-alone models or combined to get the desired effect. Remember any event or program needs the enthusiasm and energy of a strong leader, or it will never get off the ground.

Here are what I think are four easy suggestions to jump-start or boost your community, get residents out of their

homes and involved in their neighborhood. Depending on the size of your community, any or all of these suggestions may be appropriate. Ready? Here we go...

Hold an annual or semi-annual **Welcome Reception** for newcomers to your community. This type of event can be as simple or elaborate as you wish. If you have a clubhouse or meeting room (rooms can also be rented for a nominal fee at your local library or public school), you can invite new members to the community for a short presentation on the ins and outs of your community. Simple questions like: when is my trash picked up, when should I put out my recycling, do I have to apply for a change in the color for the exterior of my home, how do I get my pool pass, etc. can be addressed in a simple and informal manner. Welcome receptions also afford you the opportunity to tap into new talent and volunteers. A sign-up table can be set up for residents interested in joining a committee. Remember, the number one reason why a person volunteers for their community is ... another volunteer asked them.

Take the occasion to invite the local Boy Scout and Girl Scout troop leaders, representatives from the public library, the police department, and any local business owners that may be looking to make newcomers aware of their products and services. Often times, a local restaurant will provide snack food and refreshments for those attending at no charge just for the privilege of having their name on the program. Invite a County Council member and your State delegation to attend. This is an excellent opportunity to have your elected officials meet new members of the community and vice versa. Let your own creativity take off from here, but remember personal contact is key to getting folks out.

Block Captains are another very effective tool. Block captains are a conduit to the community; each captain is assigned the job of keeping a small number of residents informed about the events in the community. Information is transmitted to them by a Board liaison and can be disseminated in a number of ways: holding a coffee in the evening

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Lesa N. Weiss, Editor

to inform residents of what's happening (this occasion is also excellent for gathering input from residents on issues being considered by the community); distribution of fliers door-to-door; talking with each neighbor on the phone or simply posting information on a bulletin board on your floor, courtyard or street.

Remember, the number one reason why a person volunteers for their community is ... another volunteer asked them.

Hold a **Block Party!** This can be handled in any number of ways; once again, be creative. Closing off your street or parking lot for an evening is always an exciting and festive way to get folks out of their homes for socializing and exchanging ideas. Again, many times local businesses and restaurants are happy to donate drinks, desserts, door prizes or table centerpieces for the opportunity to have their name advertised with the event. Have sign-up sheets for folks interested in joining a committee and have a member of each committee available to answer questions about the function of their committee and its responsibilities.

Feeling safe is the number one criteria when most folks look for a place to call home, so hosting the police for a session on crime prevention and the benefits of starting a **Neighborhood Watch** program is another way of getting people's attention. The local police are happy to speak to small or large groups of County residents on policing issues. It helps them do their job better and affords residents the opportunity to get to know the officers that serve their community. Once again, use the meetings as an opportunity to recruit volunteers, increase awareness on community issues, and gather feedback from residents.

Hope the ideas help or, in some cases, have affirmed that your community is already on the right track. As always, members of the Commission are happy to meet with Boards or residents on issues of concern. We can be reached through the Montgomery County Department of Consumer Affairs at (240) 777-3636.

Peter Kristian



Congratulations are in order for Commissioner, **Clara Perlingiero**, who was elected President of the Maryland Homeowners Association ("MHA") in June!

MHA is a non-profit, volunteer, statewide association, that promotes good governance of community associations.

Halloween at Briarcliff Manor

We were a new neighborhood with a mission -- to get to know each other. Briarcliff Manor was a development where we all moved in with a fresh start. As we hammered out the identity of our community by surviving the traumas of electing our first HOA board members, creating a budget, deciding how to enforce our covenants, and selecting our contractors, etc., there was the element of fun to look forward to -- Social Committee activities.

In a neighborhood of 49 homes, we have around 65 children of varying ages from infants to teens. From the start it was important to us to build a sense of community, for there is something really special about knowing your child can knock on any door in the neighborhood, be recognized, and offered a helping hand. This sense of community is fostered by our annual events: the Winter/Spring Ladies Tea, the Summer Family Picnic, and in the Fall, our Halloween Party. Halloween is our masterpiece event.



On the Saturday afternoon before Halloween, the celebration begins with a parade down our main street. Dressed in their costumes, the families gather beforehand at the playground located at the front of our neighborhood. There, the kids receive goody bags that include noise makers and treats and get their hands stamped with one of three spooky characters. While we wait for the last dinosaur or pirate to arrive, the kids enjoy playing on the equipment, so the time passes quickly. Then we line up, crank up the boom box and march down Briarcliff Manor Way, strutting our stuff, howling and booing our way up and around one or two circles ultimately coming to a halt at our "dead end."

Once we reach the end of the street, the children and chaperones break up into three groups based on their hand stamps. With one adult as designated leader, they travel in 30-minute rotations, to three different theme houses in the neighborhood. The themes typically are: Party House (where donated baked goods, sweets, and drinks are served); The Craft House (where at least 3 age appropriate crafts are created); and the Game House (party games abound and, in our more ambitious years, it has been a haunted house). By "House," we mean garage! Each year, three families step forward and offer their car space as a haven in case of rain. If the weather is grand, we all just spill out onto the driveways.

Last year was special, however. Halloween came on a Saturday -- so we planned something unique for our older kids that Friday night. Due to the efforts of Stephanie Richards and Tamara Stoner, kids aged six and up were invited to come join in a campfire storytelling session by our pond after dark, and then embark on a spooky treasure hunt. They were greeted by an Old Hag, who spun a tale about a miss-

ing treasure and proceeded to give the children their instructions. The goal: six puzzle pieces had been hidden around the neighborhood, which when assembled, revealed a treasure map. Clues to their location were to be found at one of the activity stations which had been set up at various locations among the homes.

Each team of hunters, carrying flashlights, along with a cardboard box of articles they would use at the stations, rushed among the yards to complete their tasks, and meet up at camp to assemble the map. The Hunt was a rousing success. "X" marked the spot, and the treasure chest was found in a neighbor's garden plot, buried under one of three mounds which look suspiciously like graves. As the teams dug up their mound, strange articles appeared, among them some skeleton "bones." The



lucky team let out a roar of excitement as all the other children crowded around to see what the chest contained. There were bags of booty for each team to reward their efforts. Everyone went home excited and exhausted. The kids slept well. Need I say more?

The next day, which was Halloween proper, we marked by arranging a special neighborhood costume dinner party. Chairs and tables were loaned from various households placed out on neighboring lawns and we set up a buffet for all the families to enjoy a pleasant sit-down dinner together. There was a secret plan to get the kids stuffed with a healthy meal before hitting the doorbells. The children were encouraged to eat well and by the time the sun had set, clean-up was just about done. We had scheduled an official Trick-or-Treat start time, so everyone had time to go home and prepare before receiving spooky visitors.

Halloween is a big deal here in Briarcliff Manor. The kids openly anticipate the annual event with unbridled excitement and chat it up with all their schoolmates weeks ahead of time. Creative and willing volunteers, have been the key to our success. Without the parents, grandparents and sibling volunteers to staff the different events, it just wouldn't happen. Here in Briarcliff Manor, we like to think that with events like our Halloween celebration, we honor the adage: "It takes a whole village to raise a child."



Briarcliff Manor is in Burtonsville. Shelley Porter is Chairperson of the Briarcliff Manor Social Committee.

Do you have an interesting story or vignette about your community that you'd like to share, please contact Lisa Brennan at (240) 777-3766.

Stormwater Maintenance Finance Study Group: Update

Since the last Commission newsletter, the Montgomery County Stormwater Maintenance Financing Study Group (SMFSG) has been working toward its goal to develop options for financing stormwater management maintenance options for presentation to the Executive and Council. Meeting on a pace of almost 2 meetings per month, completion of the group's efforts is nearing.

An unprecedented effort appointed jointly by resolution of the County Executive and the Council President, the working group consists of members from various County government agencies including DEP, the Office of Legislative Oversight, County Attorney, Department of Permitting Services, M-NCPPC, County Council staff and the Commission as well as private entities such as the Sierra Club, County Tax Payer League, the development community, a large community association and a stormwater management contractor. The group was been given a charge to examine the recommendations made by a previously organized Stormwater Financing Options Working Group (SFOWG) that issued a report to the County Council on July 23, 1996.

The Commission on Common Ownership Communities (CCOC) was at the fore in raising questions about the financial inequities facing many community associations that are being required to maintain stormwater management facilities that benefit property outside of the boundaries of their communities. The goal of the Commission is to endeavor to achieve a degree of equity for all County common ownership communities.

The SMFSG has continued to wrestle with three basic options for addressing the future maintenance of stormwater management facilities in Montgomery County. Specifically, the "maintenance" issues being addressed by the SMFSG involve primarily *long-term capital maintenance intended to keep the facilities performing their water quality and quantity control functions.* It has been the consensus of the members of the SMFSG that the "aesthetic" maintenance (e.g. lawn mowing, trash clean-up and the like) would remain the responsibility of the property owners.

The three options/recommendations are:

Option 1: "Status Quo" This option leaves the current laws in place (with, perhaps, minor revisions) that require all property owners to maintain the facilities located on their property. Current law mandates that the County inspect these facilities, and the property owners perform the required maintenance. Revisions to County laws would be proposed to clarify these roles and responsibilities.

Option 2: This option would expand upon Option 1 by establishing a mechanism whereby private property owners could apply to the County to relinquish the long-term, capital maintenance responsibilities to the County. An "assess-

ment district” would be established to assess property owners within a facility’s drainage area for the cost to those property owners. The facility to be turned over to the County must be in good working order (up to the standards to which it was originally constructed). The “aesthetic” maintenance (e.g. lawn mowing, trash clean-up and the like) would remain the responsibility of the property owners.

Both of the above recommendations would include establishing:

- and developing “set-aside” guidelines by the County to assist private property owners to identify costs associated with stormwater maintenance;
- a financing/revolving loan program (*i.e.* low interest loans) to assist private property owners needing help with the costs of bringing stormwater management facilities into compliance with standards; and
- a mechanism whereby private property owners currently benefitting from one of the 49 regional ponds or 40 smaller ponds/facilities, for which maintenance is publicly funded, contribute to the maintenance costs.

Option 3: The most comprehensive of the three, a mandatory County-wide stormwater district would be established with the broadest boundaries possible (attempting to include municipalities, agricultural preserves, federal and state properties). A stormwater utility fund would be established and funded through a user fee, or *ad valorem* tax, and legislative revisions would be made authorizing the County to inspect and maintain facilities that are located on private property **but serve a drainage area broader than a single private property**. Again, the facility turned over to the County must be in good working order (up to the standards to which it was originally built). The “aesthetic” maintenance would remain the responsibility of the property owners. This option would envelope the current storm drain tax and incorporate storm drain maintenance (currently performed through the Department of Public Works & Transportation) into the broader County responsibility.

Thus far, the members of the SMFSG have reached consensus on a number of points, including:
(see *SMFSG Update*, page 6)

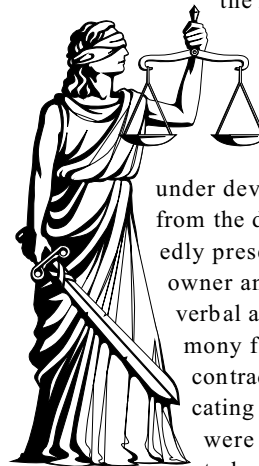
Decisions, Decisions....

One of the CCOC’s most important missions is providing alternative means of dispute resolution for community associations. Disputes involving issues within the Commission’s jurisdiction, and not resolved by mediation, are referred to a three-person panel, one of whom *must* be from the “resident” category. Cases with the suffix “-O” signify complaints by homeowners; those with the suffix

“-G” signify complaints filed by “governing” bodies. Abstracts of recent Commission decisions include*:

Case No. 426-G: A homeowner association (HOA) filed a formal dispute with the Commission against an owner alleging the owner built a deck on his townhouse lot without association approval. The owner contended the deck was approved by the developer-controlled Board of Directors (BOD), who had requested no plans.

The HOA’s Declaration, which was properly recorded in the County’s land records, thereby binding the owner, required prior submission and receipt of written approval by the BOD, or a covenant committee appointed by the BOD, to build any exterior structure on an owner’s lot. The owner alleged he had verbal approval from the then HOA President while it was still under developer control, relying on a letter from the developer’s site supervisor purportedly present at the meeting between the owner and then HOA President when the verbal approval allegedly was given. Testimony from both individuals at the hearing contradicted the owner’s assertion, indicating instead that these individuals only were attempting to confirm what needed to be submitted for review. Another former member of the BOD while under developer control, to whom all such plans would have come, testified no building plans were ever submitted by the owner. The owner eventually submitted plans to the BOD-appointed sole member of the Architectural Control Committee -- who recommended denial of the application because of its size. However, the application and plans were never submitted to the BOD, which still had the sole discretion to approve or deny an application.



The Commission Panel found the BOD had the express authority to approve exterior additions, changes or alterations to an owner’s property. The evidence supported the position that the owner never received approval for his deck from either the developer- or owner-controlled BOD. Thus, the decision to deny the application was not arbitrary or capricious, and reasonably related to size concerns.

Decision: The owner must submit plans to the Association to reduce the deck size and come into compliance with the Association’s guidelines. The Association must review and respond promptly to such plans. If the owner fails to submit plans, or such plans are rejected, he must remove the deck, and restore any undisturbed areas to their natural conditions within 30 days of a written demand from the Association.

July 30, 1999

***Note:** These are abstracts of the cases only. Readers are encouraged to read the entire case for the full context.

Case No. 432-G: An HOA filed a complaint against the owners of a townhouse, requesting that they be ordered to complete construction of a concrete patio in accordance with the approval previously granted. The owners claimed they were experiencing difficulties in arranging with a contractor to complete brick work.

A patio was under construction by the owner for which an application to the Architectural Control Committee (ACC) had not been previously submitted and approved, as required by the Declaration of Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs required approved construction applications must begin within 6 months of their approval, and be substantially completed within 12 months following date of commencement, or any longer or shorter period as specified in the approval received. If construction is not started within the specified period, the approval will be deemed to have lapsed, and a new approval is required. Any changes from the approved plans must be approved in writing by the ACC. The CC&Rs also require owners to keep their property and common areas free from debris.

The owners submitted an application, which was approved. The approved application depicted a brick wall built around a patio, with the patio extending 16 feet from the rear wall of the house; the intended height of the wall was not indicated in the drawings submitted with the approved application. Remarks on the application approval stated "Contingent on brick work from grade to top of wall, there shouldn't be any concrete showing except on steps." Testimony by the chair of the ACC indicated they did not understand the patio application included a brick wall, and the ARC had not clearly indicated any height limit on the brick wall.

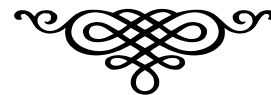
Testimony disclosed that the owners twice before this situation had applied for, and received approval from the ACC for exterior modifications to their home.

The ACC had adopted guidelines pursuant to authority in the CC&R's. However, the HOA admitted they were not recorded pursuant to the Real Property Article of the Annotated Code of Maryland, Homeowners Association Act, Section 11B-112(c). Therefore, to the extent they imposed greater restrictions or burdens on the owners than other recorded documents, they cannot be enforced, including a provision requiring that approved construction projects be completed within 60 days. Relying on the 60-day completion provision, the HOA attempted on a number of occasions to get the owners to expedite completion of the patio, although they also granted several extensions. The owners then submitted an application to add a wood gate, lamps, finials and caps to the brick wall. The ACC denied the application, but the owners testified they did not receive the denial. In a subsequent letter, the HOA manager advised the owners of departures from the approved plans, and invited the owners to attend an ACC meeting to discuss the project, and ensure the owners understood what was approved; the manager also suggested at that time they cease any further work on the project. Testimony at the hearing regarding the ACC meeting was in dispute.

The HOA manager testified that subsequent to the meeting with the owners and the ACC, he observed additional excavation at the rear of the patio that might be on common area. As the patio project was still incomplete, the HOA continued to send letters setting later deadlines, threatening to file a complaint with the Commission, and assessing the filing fee against the owners. Having reached the end of the 12-month period from when the construction project had commenced, and the original ACC approval given, it remained incomplete. The HOA filed a complaint with the Commission, and immediately assessed the filing fee against the owners, but then agreed to suspend its collection. As of the hearing, the construction remained incomplete and beyond the scope of what had been approved.

Decision: The owners failed to comply with relevant provisions of the CC&Rs in failing to apply for approval of their construction plans, and in failing to substantially complete the project within one year. However, the HOA may not assess the Commission filing fee against the owners, as the timing of the enforcement actions was based on the unrecorded guidelines. Within 30 days, the owners must submit for ACC approval a new application for constructing a patio in the rear of their home. Any approval must be in writing, clearly describe what is being approved, taking into consideration only that which was constructed reasonably in accordance with the earlier-granted approval, and constraints of County permitting approval. The owners and HOA are to use the CC&R process for a Certificate of Compliance for the project.

August 20, 1999



County Considers Requiring Fire Protection Sprinklers

The County Department of Fire & Rescue Services (FRS) has proposed revisions to the building codes that would require buildings taller than 75 feet (about 7-8 stories) to install fire protection sprinkler systems. FRS surveys indicate that there are approximately 100 older buildings in the County that would be affected by such a change. Of these, approximately 24 buildings are common ownership communities.

Initial estimates indicate that the costs for installation of sprinklers in older buildings or "retrofitting" could reach as high as \$4-5.00 per square foot. Considering that an average size for a condominium or cooperative unit is approximately 800 square feet and including a factor for a share of the common areas of a building, the per unit costs could approach \$5,000.00.



A similar proposal had been made by FRS several years ago. At that time, there was a significant effort made to communicate concerns to the County Executive, Doug Duncan, that the potential costs could be extremely harmful to County residents who may be on limited or fixed incomes. The Executive deleted this particular provision from the proposed code revisions before they were forwarded to the County Council for final action.

The sprinkler retrofit requirement was again included in revisions of the building codes proposed in late 1998. The revisions made it to the County Council before the Commission on Common Ownership Communities (CCOC) became aware of them. A substantial effort by members of the CCOC convinced several County Council members that the sprinkler retrofit requirement was onerous as presented and it was hoped that the CCOC and other interested parties would be given an opportunity to express their concerns to FRS. The Council withdrew the sprinkler retrofit requirement from the finally adopted building code revisions.

Members of the CCOC and other groups representing the interests of common ownership communities have been working with District Chief Assistant Fire Marshall Skip Isaacs to address the concerns about the potentially harmful financial consequences that the cost of sprinkler retrofitting could create. The CCOC has expressed the opinion that, while the installation of sprinkler systems is a very important life safety issue, the financial consequences could be very harmful. An effort needs to be made to minimize the financial impact. Chief Isaacs has been extremely sensitive to the issue and is working diligently to address the concerns expressed by the CCOC.

The cost estimates referred to above may prove to be higher than the actual experience has been in other jurisdictions that have already been through this challenging code change. New methods to add sprinkler systems to older buildings may bring the potential costs down to the range of \$2-2.50 per square foot, a significantly lower cost.

Chief Isaacs has been researching possible options for assisting common ownership communities in financing the retrofit of sprinkler systems. Suggestions have been made that, perhaps, the County could create a revolving loan fund. Additionally, the National Fire Protection Association may have a resource for a similar loan program.

The CCOC has maintained a posture that the installation of fire sprinkler system in older buildings is a worthy proposal, but the implementation of such a requirement must be sensitive to the potential severe financial consequences to those residents of the buildings affected by this proposal. If this concern can be adequately addressed, the CCOC wholeheartedly supports improvements in life safety systems.

Craig F. Wilson, Jr., AMS®, CMCA®
Vice Chair, CCOC



Annapolis Report

Although community associations are governed, on a day-to-day basis by declarations, by-laws, covenants, and other documents drafted for the individual community,









above them all are statutes enacted by our elected officials in Annapolis. Most are found in the Maryland Condominium Act, and Maryland Homeowners Act, while statutes found in other sections of the Maryland Annotated Code also impact community associations. In the 1999 session of the Maryland Legislature, from January to April, a number of bills were introduced, but few passed.

With this issue of the *CCOC Communicator*, we enclose a special stand-alone insert, summarizing all of the bills introduced during the 1999 session of the Maryland Legislature, and the disposition of each.

SMFSG: Update

(continued from page 4)

-  Maintenance of stormwater facilities is a basic County-wide service that yields broad public benefits in the form of flood control and stream protection.
-  The lack of appropriated funds in the County budget for enforcement has allowed some private property owners to ignore maintenance needs (through failure by some to recognize they have such a responsibility).
-  In some cases, inequities exist because public funds are paying to maintain facilities on private land (*e.g.* common ownership communities), paying for maintenance that benefits other private (or public) property owners.
-  The current system will not result in County compliance with the National Pollutant Discharge Elimination System (NPDES) permit mandated by State and Federal legislation. This could result in the County being exposed to substantial fines under the Clean Water Act.
-  If the County takes over any or all maintenance responsibilities, it should be required that the facilities be in good working order and meet the standards to which they were originally constructed.
-  For optimal maintenance necessary to meet the NPDES permit requirements, thereby protecting water quality, the County should assume responsibility for both inspecting and maintaining facilities.

Thus far, the SMFSG has not reached a consensus on the preferred mechanism(s) for financing the inspection and maintenance or stormwater facilities and/or any enforcement that may be required by the County. As noted above, under discussion are the concepts of user fees and an *ad valorem* tax. Both funding mechanisms have pros and cons as well as implications under the County Spending Affordability Guidelines. These will be thoroughly addressed in the final report to be issued by the Group.

Other jurisdictions in the Washington-Metropolitan area and across the country have been or are currently wrestling with stormwater management financing questions. Nationally, some areas that have implemented a stormwater utility include Sacramento, California; Boulder, Colorado; Clearwater, Florida; Louisville, Kentucky; St. Paul, Minnesota; Charlotte, North Carolina; Charleston, South Carolina; and Seattle, Washington; as well as dozens of other jurisdictions.

Locally, Prince Georges County has implemented an *ad valorem* tax that is charged to all county property owners and pays for the maintenance of any stormwater management facility that services an area beyond the private property boundaries of the facility "owner". Baltimore City and five surrounding Maryland counties are developing a "consortium" type of solution to addressing the issue. Prince William County, Virginia has a stormwater utility tax.

You can see that this is a complicated and comprehensive issue and a great deal of effort has been made by the members of the SMFSG. The work is close to completion and a final report may be issued within the next few months. The SMFSG will meet a few more times in an effort to reach consensus points on the subject of financing stormwater management maintenance in Montgomery County. Once completed, the County Council and Executive will have a tool to assist them in developing a solution to this serious issue facing all Montgomery County residents.

*Craig F. Wilson, Jr., AMS®, CMCA®
Vice Chair, CCOC*

Where Can Your Association Hold Its Meetings?

With the 1998 amendments to the Maryland Condominium and Homeowners Associations Acts, the need for associations to have available appropriate locations for open meetings has taken on a greater importance. The Commission has received inquiries regarding public places within the County suited for association meetings.

The Montgomery County Office of Community Use of Public Facilities (CUPF) is responsible for scheduling public facility meetings. They're located at 100 Maryland Avenue, Room 240, Rockville, Maryland 20850; phone: (240) 777-2706; fax: (240) 777-2707; e-mail: cupf@co.mo.md.us.

There are three types of facilities controlled by the CUPF: public schools, libraries, and County office buildings (the Executive Office Building, and Council Office Building, both in Rockville).

Public Schools: The person responsible for scheduling public school facility meeting rooms is assigned alphabetically. You will need to provide the name of your association, and you will be referred to the appropriate scheduler.



Public schools are available Monday through Friday, after 6:00 p.m., for \$6.50/hour. On weekends, the fee is \$19.00/hour, plus a cleanup fee of \$21.00. There is a one-time start-up fee of \$5.00, to begin using these meeting rooms.

Libraries: The scheduler responsible for scheduling libraries is Ms. Selena White. The fee for using a library meeting room is \$25.00 per year, for which you may use the meeting room once each month.



County Office Buildings: Meeting rooms in the Executive Office Building (50 Monroe Street), and the County Council Office Building (100 Maryland Avenue), may be scheduled for use by asking for Ms. Carol Buchalla in the CUPF office. The fee is \$10.00 per hour.



In addition to the above facilities, there are the **Montgomery County Regional Service Centers**, which control their own schedules. Usually, there is no fee for using these meeting rooms. However, it is wise to check with the director of each facility:

Bethesda Regional Service Center	(301) 986-4325
Eastern Regional Services Center	(301) 989-1230
Silver Spring Regional Services Center	(301) 565-7300
Mid-County Regional Services Center	(240) 777-8100
Up-County Regional Services Center	(240) 777-8000

*Robert Goodman, Esquire
Commissioner*



Get Wired! Resources Online



With using the Internet as a resource has been phenomenal! In addition to our back-page listings of local County offices and telephone numbers, we're adding a standing column of web sites of interest to homeowners in common ownership communities. Unless noted, all web sites use the "www." prefix.

Local Government:

- Housing Opportunities Commission hocweb.org
- Montgomery County Council mo.md.us/council
- Phil Andrews phil.andrews@co.mo.md.us
 - Derick Berlage berlage@co.mo.md.us
 - Nancy Dacek nancy.dacek@co.mo.md.us
 - Blair Ewing councilmember.ewing@co.mo.md.us
 - Betty Ann Krahnke bettyann.krahnke@co.mo.md.us
 - Isiah Leggett county.council@co.mo.md.us
 - Marilyn Praisner m.praisner@co.mo.md.us
 - Steve Silverman Steven.Silverman@co.mo.md.us
 - Michael L. Subin michael.subin@co.mo.md.us
- Montgomery County Executive
- Douglas Duncan co.mo.md.us/government/duncan.html
- Montgomery County Government co.mo.md.us
- Community Use of Public Facilities cupf@co.mo.md.us
 - Department of Environmental Protection co.mo.md.us/services/dep
 - Stormwater Facilities [www.\[.....\]/dep/DEP/StrmWater/strmfac.html](http://www.[.....]/dep/DEP/StrmWater/strmfac.html)
 - Department of Housing & Community Affairs co.mo.md.us/services/hca
 - Division of Consumer Affairs co.mo.md.us/services/hca/Consumer/consumers.html
 - Commiss'n on Common Ownership Communities co.mo.md.us/services/Consumer/c-ococ-facts.html
co.mo.md.us/services/Consumer/LR-COC.html
 - Department of Permitting Services co.mo.md.us/services/permitting
- Montgomery County Judicial System co.mo.md.us/judicial
- Circuit Court co.mo.md.us/judicial/circuit/mcccourt.html
 - District Court co.mo.md.us/district/mcdcourt.html
 - Clerk of the Court Land Records Department co.mo.md.us/judicial/circuit/services/crtclerk/landrec/land.html
- Montgomery County Library mont.lib.md.us
- Montgomery County Planning Board clark.net/pub/mncppc/montgom/home.htm
- ### State Government:
- Maryland Attorney General's Office
Consumer Protection Div. oag.state.md.us/consumer

- Maryland General Assembly mlis.state.md.us
- Maryland State Government mec.state.md.us/mec
- Maryland Secretary of State sos.state.md.us
- Maryland Condominium Act sos.state.md.us/sos/condos/html/condoindex.html
- Maryland Statutes mlis.state.md.us/cgi-win/web_statutes.exe

Municipalities:

- Chevy Chase Village ccvillage.com
- Friendship Heights erols.com.friendshiptsvillage
- Gaithersburg ci.gaithersburg.md.us
- Garrett Park cais.com/garrettpark
- Olney olney.md.com
- Poolesville ci.poolesville.md.us
- Rockville ci.rockville.md.us
- Takoma Park cityoftakomapark.org

Federal Government:

- Federal Communications Commission
Telecommunications Act of 1996 fcc.gov/telecom.html

Public Utilities:

- Allegheny Power (Potomac Edison) alleghenypower.com
- Baltimore Gas & Electric (BG&E) bge.com
- Potomac Electric Power Company (PEPCO) pepco.com
- Washington Gas washgas.com
- Washington Suburban Sanitary Commission (WSSC) wssc.dst.md.us

Consumer Interest:

- Omega Fire Sprinkler Settlement &
Recall Information omegarecall.com

Associations/Organizations:

- Community Associations Institute
Publications and Periodicals caionline.org
caionline.org/pubs
- Community Associations Institute
Washington Metropolitan Chapter caidc.org
- Institute of Real Estate Management irem.org
- IREM West-Central Maryland Chap. irem92.org
- Maryland Homeowners Association erols.com/marylandhomeownersassociation
- Metropolitan Washington Council
of Governments mwcog.org
- National Board of Certifications for
Community Association Managers nbccam.org
- Regenesis regenesis.net
- Rockville Community Network rocknet.org

Useful County Phone Numbers for Common Ownership Communities



Department of Housing and Community Affairs	
Division of Consumer Affairs	
Office of Common Ownership Communities	(240) 777-3766
	TDD (240) 777-3679
Landlord-Tenant	(240) 777-3680
Licensing Registration	(240) 777-3667
Code Enforcement	
Multi-Family	(240) 777-3725
Single Family	(240) 777-3750
Moderately Priced Housing	(240) 777-3600
Circuit Court	(240) 777-9400
Homeowner Association Depository	<i>not available yet</i>
Land Records	(240) 777-9477
Community Use of Public Facilities	(240) 777-2706
County Council	(240) 777-7900
County Executive	(240) 777-2500
Department of Permitting Services	
Zoning Information	(240) 777-6240
Stormwater Inspections	(240) 777-6266
General Information	(240) 777-1000
Housing Opportunities Commission	(301) 929-6700
Human Relations Commission	(301) 468-4260
Libraries	(240) 777-0002
Park and Planning Commission	(301) 495-4600
Police Department	
Abandoned Autos	(301) 840-2454
Animal Control	(301) 279-1066
Community Outreach	(301) 840-2585
Department of Public Works & Transportation	
	(240) 777-7170
Roadway Reimbursement Program	
(Division of Highway Services)	<i>not available yet</i>
Traffic Operations	(240) 777-2190
Trash & Recycling Collection	(240) 777-6410

FY'2000 COMMISSION PARTICIPANTS



COMMISSIONERS:

Residents:

Laurie Murphy (*Homeowner Association*)
 Arlene Perkins (*Homeowner Association*)
 Clara Perlingiero (*Condominium*)
 Richard Price (*Homeowner Association*)
 Russell P. Subin (*Homeowner Association*)
 Leesa N. Weiss (*Condominium*)

Professionals Associated with

Common Ownership Communities:

Robert Goodman (*Attorney*)
 Jay I. Krampf (*Lender*)
 T. Peter Kristian, CMCA[®], PCAM[®]
 (*Professional Manager*)
 Michael Maloney, AMS[®] (*Professional Manager*)
 Richard Skobel, CPM[®] (*Professional Manager*)
 Craig F. Wilson, Jr., CMCA[®], AMS[®]
 (*Professional Manager*)

Real Estate Sales and Development:

Lee Burstyn (*Real Estate Sales*)
 Lawrence Gaffigan, CPM[®] (*Real Estate Sales/Development*)
 Barry Wertlieb

COUNTY ATTORNEY'S OFFICE:

Walter Wilson *Assistant County Attorney*

VOLUNTEER PANEL CHAIRS:

Richard Alper
 Jeffrey Axelson
 Jonathan Bromberg
 David Gardner
 William Hickey
 John McCabe
 Peter Philbin
 Stephen Reilly
 Dinah Stevens
 Jeffrey Van Grack



DIVISION OF CONSUMER AFFAIRS:

George Rose, *Chief*
 Evan Johnson, *Administrator*
 Lisa Brennan, *Investigator*

Do you need additional copies of the *CCOC Communicator*? Call us at (240) 777-3766.

Subscriptions to Commission decisions are available, upon request. Call the CCOC for fees.

Thank You Heritage Walk Homeowners Association!

Have Commissioners will travel! In June, Commission Chair Peter Kristian, accompanied by Commissioner Leesa Weiss, met with the Heritage Walk Homeowners Association in North Bethesda, to provide insight on the consideration and selection of professional management. If you would like us to visit your association, please call (240) 777-3766.



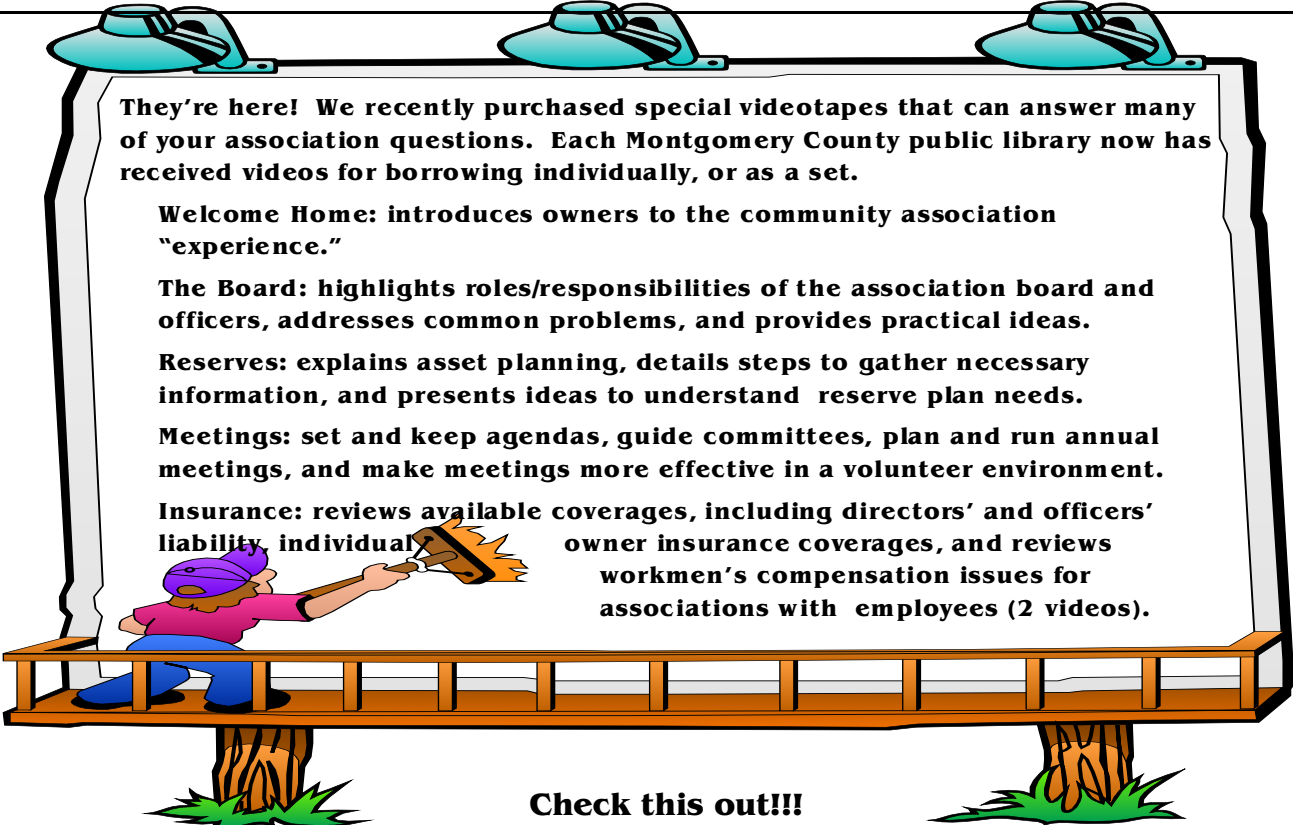
DEPARTMENT OF HOUSING
AND COMMUNITY AFFAIRS
Commission on Common Ownership Communities
100 Maryland Avenue
Rockville, Maryland 20850

NEWSLETTER - Dated Material

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CCOC Communicator

Summer/Fall 1999



They're here! We recently purchased special videotapes that can answer many of your association questions. Each Montgomery County public library now has received videos for borrowing individually, or as a set.

Welcome Home: introduces owners to the community association "experience."

The Board: highlights roles/responsibilities of the association board and officers, addresses common problems, and provides practical ideas.

Reserves: explains asset planning, details steps to gather necessary information, and presents ideas to understand reserve plan needs.

Meetings: set and keep agendas, guide committees, plan and run annual meetings, and make meetings more effective in a volunteer environment.

Insurance: reviews available coverages, including directors' and officers' liability, individual owner insurance coverages, and reviews workmen's compensation issues for associations with employees (2 videos).

Check this out!!!