

Read on our Website



January 2024



We will open the book. Its pages are blank. We are going to put words on them ourselves. The book is called Opportunity, and its first chapter is New Year's Day.

- Edith Lovejoy Pierce

Start your New Years Resolution with Clean Energy Revolution!

[The Montgomery County Green Bank is a publicly-chartered 501\(c\)3 nonprofit corporation dedicated to accelerating affordable energy efficiency and clean energy investment in Montgomery County, MD.](#)



Silverton Condominiums, a condominium building in downtown Silver Spring, MD, recently installed a 106.2 kW solar PV system on the roofs of their building. This project was installed by [Aurora Energy](#) and is being managed under a Power Purchase Agreement with the [Montgomery County Green Bank](#) and [Skyview Ventures](#).

This solar project will produce 126,636 kWh of clean, renewable solar energy throughout the first twelve months of use, and will avoid the consumption of 1,013,088 kWh of energy not sourced from the local utility provider over the next 20 years, mitigating 1,795 metric tons of carbon dioxide and greenhouse gas emissions. These energy savings will lead to a

projected savings of \$257,612 over 20 years in reduced electricity bills for the condos.

For property owners interested in installing solar, the Montgomery County Green Bank's [Commercial Solar Power Purchase Agreement](#) allows building owners to experience the benefits of solar energy with no out-of-pocket costs and without the burden of owning and maintaining a solar PV system.

Learn more: <https://mcgreenbank.org/solar-pv-installment-at-silverton-condominiums/>

A New Year Signifies New Change!

[Changes to Community Governance Fundamentals](#)



Background and content

Community Governance Fundamentals Course was established in 2015 to comply with the requirement of the County Council Bill 45-14 [\[1\]](#) which went into effect on January 1, 2016. As more residents in Montgomery County choose to live in Common Ownership Communities, it is important to ensure effective and informed governance within these communities. That is why Associations' Board members are required to successfully complete this course. The course discusses, *inter alia*, roles and responsibilities of Board of Directors, financial management, Board's elections and meetings, fiduciary duty, conflict of interest, and general administration. A newly elected Board member must complete the training within 90 days of being appointed to the role and must be recertified every three years as long as he/she remains on the Board. [\[2\]](#)

New changes to the training material

The current version of the PowerPoint presentation contains a lot of information with great details about common ownership communities' governance or applicable State and County laws and regulations in different areas. Those details while informative makes it tedious for the audience to stay focused. In addition, many of the current PowerPoint slides seems to mirror Common Ownership Community Manual and Resource Guide "the Manual" with lengthy paragraphs. One may wonder if the presentation is a copycat of the Manual and the reason why one should attend the class instead of reading the Manual.

Furthermore, newly enacted legislations in the domain of community associations are reflected in the presentation slides to keep residents informed about recent changes of law. Although this is beneficial, it is difficult for the audience to pay attention to the presenter and read through the legislation's details at the same time.

To improve the quality and aesthetic of the training presentation, the commission has decided to overhaul the training presentation with the aim of creating a more engaging, focused, and efficient course.

The release date

The office of common ownership communities and the Commission are working together to finalize the new training presentation PowerPoint.

Currently, there is no scheduled release date, but it is undergoing final revisions and we hope to present it to the public very soon.

Iman Hasanvand

[1] https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2014/20150203_45-14A.pdf

[2] for additional information see:
https://www.montgomerycountymd.gov/DHCA/housing/commonownership/community_governance_fundamentals.html

Do you have a spare room (or ADU) in your home? 2024 might be the year to join the homesharing community!

[The Montgomery County Home Sharing Program](#)



Montgomery County Home Sharing
offers a way to have a more comfortable life.

Housing Initiative Partnership's (HIP) Montgomery County Home Sharing Program provides free personalized services to help homeowners identify and match with individuals seeking room rentals. HIP's staff make home visits, help homeowners photograph and market their rooms,

conduct background checks, and facilitate meetings between the parties to ensure suitable matches.

For a limited time, HIP's Room Ready Fund is providing a grant of up to \$6,000 to help homeowners 60 years or older get their spaces ready to rent. HIP's team works closely with the homeowner to identify and contract licensed home improvement professionals to make repairs. Repairs can include patching and painting, insulation, decluttering, bathroom upgrades, and other space improvements.

More information can be found on the attached flyers and our website:

- **Home Sharing Program:** <https://hiphomes.org/counseling-and-education/home-sharing/>
- **Room Ready Fund:** <https://hiphomes.org/wp-content/uploads/2023/11/HIP-Room-Ready-flyer-2024.pdf>

Contact 301-85-SHARE (301-857-4273) for more information.

Annual Registration Information

The Licensing & Registration Unit requires completion of the following:

- The completion of the [CCOC Registration Form](#).
- The completion and current copy of the governing documents.
- A list of the rental units in the community.
- A payment of the annual registration fee which is calculated based upon the number of units in the common ownership community.

It is the responsibility of each common ownership community to ensure compliance with this requirement.

Please feel free to contact the Licensing & Registration Department at ccocregistration@montgomerycountymd.gov with questions and/or concerns you may have.



The leadership of each common ownership community must register annually as a requirement as stated in Chapter 10B of the Montgomery County Code.

Mandatory Board Training



In July 2023, [amendments to the county code](#) continue to require all Board of Directors for common ownership communities to successfully complete the Commission's Board Training program, also known as Community Governance Fundamentals. The new provision requires Board members to recertify every *three (3) years*. Therefore, if you have not completed the training after July 3, 2020, you are required to fulfill this requirement. Information on the free training program and [schedule](#) may be found on the website or [click here](#).

COC Links and Shortcuts

[Office of Common Ownership Communities | DHCA \(montgomerycountymd.gov\)](#)- General information and resources for common ownership communities and homeowners.

[Common > “Community Governance Fundamentals” Training Program | DHCA \(montgomerycountymd.gov\)](#)- Mandatory training on Community Governance Fundamentals.

[Common > Registration of Common Ownership Communities | DHCA \(montgomerycountymd.gov\)](#) – Mandatory annual registration of common ownership communities.

[Calendar | DHCA \(montgomerycountymd.gov\)](#) – Calendar of Events.

[Common > Community Information | DHCA \(montgomerycountymd.gov\)](#) – FAQ's

Office of Common Ownership Communities

1401 Rockville Pike, 4th Floor

Rockville, MD 20852

[Email](#) or call 311 (240) 777-0311



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