

Rock Creek Overlook Newsletter

Rock Creek Overlook Homeowners Association - est. 2011

Next Board Meeting:

Tuesday October 14th
7:30pm at Tikvat Israel
Congregation
2200 Baltimore Road

Annual Members Meeting:

Wednesday
November 12,
7:30pm at Tikvat Israel
Congregation
2200 Baltimore Road
Quorum of 50% (15
homes represented)
required to elect new
Board Members

Members are encouraged to submit items for Board consideration, by email to:

President,
Rock Creek Overlook
Homeowners Association

president@deertree.org

Items for agenda:

1. Call to Order and Approval of Minutes of previous meetings
2. Approval of actions taken in lieu of a meeting
3. Members Forum
4. Committee Reports
 - A. Budget & Finance
 - B. Covenants
 - C. Grounds
5. New Business
6. Old Business
7. Adjournment

Updates:

Three new Directors were elected to Rockcreek Overlook Homeowners Association at the June 25th Members Meeting. Arthur Halpern (Vice President) Dipti Singh (At Large) & Kris Sollid (Secretary & Treasurer) join Julia Pitkin-Shantz (President) and Justin Temple (At Large) to complete the Board of Directors.

Concrete repairs to the sidewalks and curbsides are completed with the road (asphalt) due to start on Monday October 6th. Starting Sunday night there will be no access for vehicles to White Gate and Deer Tree Lane. Parking is available at the synagogue in those spaces closest to Baltimore Road. Hopefully the road will be completed within a day or two. The date may slip further if we have rain.

Note that if cars remain in the cul-de-sac past 9 pm on the day before asphalt is scheduled to begin, they will be towed at the owner's risk and expense.

WSSC has installed two new manhole access points at the top of Deer Tree Lane, near the gazebo. These will be used to flush the water system. A few members noted that their water has a slight sulfur odor.

1. Budget & Finance:

The Board is currently receiving bids to complete the 'Reserve Study' for the HOA. It will look at compliance with Development Conditions approved by Montgomery County and will provide specific estimates about how much money will need to be available for maintenance and replacement of all entire common ground areas (including the road and sidewalks). The Reserve Study will be used to establish the budget for the HOA for upcoming years.

2. Covenants: Article Seven of the covenants are now being enforced,

notifications of violations will be mailed out to Members.

Members are reminded that all construction attached to any home must be submitted for approval to the covenants committee.

Articles Seven and Ten of the Covenants concern use restrictions and required maintenance of lots. If you have any questions you may direct them to the Chair of the Covenants Committee (Doc Shantz).

The backyard deck and fence building application, submitted by 2004 Deer Tree Lane was approved.

3. Grounds: Kalyx Green Landscaping has been performing well over the last few months. The Committee is currently receiving bids for the winter season snow removal contract and for cleaning up the retaining wall owned by the HOA on Baltimore Road.

4. Nominations Nominations for two Board positions are sought. Each position is for a three-year term; the election will take place at the Annual Members Meeting. Please submit nominations to the President, preferably before the Board meeting of [October 14, 2014](#). Nominations may also be made from the floor at the annual meeting. The two positions for election are currently held by Justin Temple and Kris Sollid, both of whom are seeking re-election.

5. Social: The May social function was well attended and everyone enjoyed the casual atmosphere around the gazebo. The next event will be held in a similar fashion (potluck party) on Sunday 26th October from 4pm till 6pm. An evite will be sent out in a day or two.

www.deertree.org is up and running, with information concerning the development of the community. Once the website is made secure with a login more information will be posted online and a password will be provided to members for access.