

From: Marcie Blackman [mailto:mdblackman@comcast.net]
Sent: Thursday, May 14, 2015 10:15 PM
To: Timothy M. Mulford
Cc: 'Marcie Scott Blackman'
Subject: Architectural Guidelines Draft - Homeowner input
Importance: High

Tim – I was in attendance at the HOA meeting last month where the new “DRAFT: guidelines were discussed. It was nice to see such a large turnout for issues that clearly were of concern to the residents.

While I know the new guidelines proposed cover many different areas. There were a few that stood out to me:

- The first item I take issue with concerns the mandatory use of grids on all windows going forward should the tenant choose to replace the windows. I feel that this is an unfair expectation. I walk the neighborhood 2-3 times daily with my dog and notice that currently MANY windows do not contain grids. Whether they moved in with the windows like this or not it is unfair to expect a tenant to “have” to place grids on all of their windows if their preference or original design did not contain any. I also took note that the clubhouse – which is at the center of the neighborhood - does not contain grids on some of the windows.

- The \$1,000 fine that is referenced in the proposal seems very excessive – and absolutely unrealistic.

- If landscaping and mailboxes are going to be closely evaluated then the board and property management perhaps should also be focusing on the safety and security in our neighborhood. I have personally contacted the City of Gaithersburg and the President of the HOA on a number of occasions concerning the lighting (or lack thereof) in the neighborhood. Each time I have been told that a study is being done. The lights are still poor and not acceptable. While this is not part of the proposed guidelines, I feel that if the focus is to make this a better, more desirable neighborhood – this should be a priority – not window grids, lawn cuttings and mulch colors.

While we appreciate the time and effort that the board took to work on and draft the guidelines, they seem a bit excessive. We respectfully ask that the board reevaluate and be open to changes that tenants want to make and to the comments in writing as well as those stated at the meetings.

Thank you.
Marcie and Scott Blackman
408 Midsummer Drive
[\(301\) 548-1085](tel:3015481085)