



Hollybrooke Newsletter

www.hollybrooke.org

May 2009

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Join the Email Alert List!!

150 of your neighbors already have joined!

Hollybrooke Email List and Web Site

All HOA members are encouraged to join the email list. This list is used occasionally to provide notifications of Hollybrooke events and neighborhood watch alerts. To sign up and to see the latest community information go to the community website –

www.hollybrooke.org

This is your neighborhood newsletter. Please send any ideas, articles or comments to: newsletter@hollybrooke.org

Look inside for the latest information on the Gude Landfill.

Community Calendar

As dates become available, they will be posted to <http://www.hollybrooke.org>.

Save these Dates!

- **HOA Board Election and Meeting**

June 1, 2009 – 7:30 PM

Candlewood Elementary School

- **Ice Cream Social**

June 6, 2009 – 3:00 PM – details inside

Board Meetings

Board Meetings are normally held on the first Monday of every month at the residence of a Board member. Meetings are open to all homeowners and you are encouraged to attend. All meetings begin at 7:00 P.M. A sign is posted along Monona and Indianola. Call a Board member or check <http://hollybrooke.org> to confirm times, dates, and locations.

Next meeting – May 4th at Nick Radonick's house

Questions? Concerns?

Come to the next Board meeting!

A Note from Nick Radonic - DSS HOA Board President

Please volunteer for Board membership:

This is my 4th year on the Board and as time goes by I learn more and more about what goes on in the community. I've had a good time being the President this year, and I hope the Board has been perceived as useful to the community. We have a 'corporate memory' in the person of long term residents, previous Board members, and people interested in the community's operation. Board positions are decided collectively by the members after each election for two year positions. The next election is on June 1st and we still need 3 nominees for open board positions where other members are retiring. Send me a note if you are willing to stand for election: president@hollybrooke.org

Financial:

The financial business of the board was largely routine this year, with a budget of about \$56,000 for largely fixed maintenance, operation and upkeep. We wrote off the fees and costs from one owner's foreclosure back at the end of 2007 for about \$1000. Our accounts are sound, with an external Capital Reserve study showing that we have sufficient funds for future upkeep of our owned sidewalks, parking lots, and fences.

External actions:

The main community issue was the proposed redevelopment of the Gude Landfill as a school bus parking and service lot. We were able to work with residents in DS1 and DS2 to oppose the County's plans. An ad hoc group, the Gude Landfill Concerned Citizens, countered the County plans with arguments about the stability of the landfill, and the potential for exceptional construction and operational costs, waste gas emissions, mechanical instability, and potential chemical environmental leakage from the disturbed pile. We used community organization to protest until the County agreed not to build there.

As a result of our research and investigations we continue to deal with the County about waste seepage into the aquifer due to the nature of this pre-regulation landfill which has only a two foot dirt cap on top of the 90 foot pile. Water percolates through the ground and speeds up other biological and chemical breakdowns. Various trace chemicals have been found in the test wells. The County is now being directed by Maryland Department of the Environment to measure contaminant flows through the neighboring area. One of the steps will be mechanical drilling about the perimeter, possibly extending into the community, to find out where contaminants are flowing and to understand the underlying geology and aquifer. This may be followed by remedial action to stop the flow of contaminants prior to further proposed work on the dump site including a wood waste transfer site expansion on the east side. Email glcc@hollybrooke.org

Men's Shelter:

The Gude Men's Shelter has been rebuilt with a permanent building -- while holding the capacity constant. At one point in February it was announced that County Executive Ike Leggett would be opening the facility with an open house for neighbors. But, wet weather was given as the announced reason for a work delay and cancellation of that event.

I-270:

I received a call from a representative of the State Highway's Department, to talk about a proposed expansion of the I270 north towards Frederick, with the addition of 4 toll lanes. For more information see:

State highway's department: www.sha.state.md.us

I-270 highway expansion plan: <http://tinyurl.com/ch3135>

There will be a public hearing on June 29th.

Web sites:

I want your email address for our HOA email distribution list. Send a blank email to:

hoa-subscribe@hollybrooke.org if you do not get my periodic Hollybrooke emails. So far we have about half of our homeowners signed up. I'd like to get the rest.

I've tried to update the web site over the last year, and to the extent possible post new information as it becomes available. See hollybrooke.org. There is also an informal hollybrooke.wordpress.com site where anyone can post comments on issues, or possibly commercial or private offerings.

Nick Radonic - president@hollybrooke.org

Gude Landfill Update

The Gude Landfill Concerned Citizens are 7 members from Derwood who decided to oppose the County's plans to put 300+ school buses on the Gude Landfill. They are:

Julia Tillery	mktillery@yahoo.com	
Bob Day	bobcarolday@yahoo.com	
Keith Ligon	ligonfamily@comcast.net	
Dean Dozier	dzspike1@aol.com	
Dave Peterson	kmpdhp@comcast.net	President HOA #1
László Harsányi	laszloh@comcast.net	President HOA #2
Nick Radonic	hoa_nick_radonic@comcast.net	President HOA #3

It was January 22, 2009 and 3 members from the Gude Landfill Concerned Citizens (GLCC) sat at the table in front of the County Council to testify against the proposal to put the school bus depot on top of the Gude Landfill. Behind them were 20-30 neighbors (with signs) all the chairs were filled. It was standing room only. There had been an aggressive letter writing campaign to the County Executive and the County Council members against the idea of put 300+ buses and a maintenance depot on top of the landfill.

Leading up to this night, members of the GLCC met with Council members in their offices. Each member and their staff were given a briefing package on why the Gude Landfill was a bad idea. The GLCC member explained that the landfill had contaminated the area and that any reuse now would make a bad situation worse.

Four days after the testimony, in a letter to the County Council, Ike Leggett, the County Executive, withdrew the Gude Landfill as a site for his Smart Growth Initiative. The buses were not going to Gude!

Phase II

To stop at this point would be to win the battle but lose the war. The GLCC recognized that their arguments carried the day because they stuck to the facts and the science. They had made the case that the Gude Landfill had contaminated the area. Now they had to go on to the next step – and that was to clean it up!

In December 2008 the GLCC had written to the Maryland Department of the Environment (MDE) seeking their involvement, as a regulatory agency, in the County's desire to use the Gude Landfill for a school bus depot. In a series of letters, the GLCC asked for copies of permits, asked what the rules were, sent pictures of "ooze seeping from the sides of the landfill", and explained the County's plan for reuse of the landfill. It provided MDE with a copy of the County's data on groundwater samples, along with an opinion that these samples showed multiple instances where the groundwater contamination exceeded Federal EPA minimums.

The State's response has been forthright and increasingly directive. They first did an on site inspection and ordered some repairs. They then asked for a copy of all the data and an explanation of the County's monitoring program. When the County submitted a proposal to use the landfill as an additional site to grind up yard trim (wood waste) into mulch, the State came down on them firmly.

The State ordered the County to do a formal investigation "to determine the nature and extent of contamination in the groundwater and surface water and to submit a remedial action plan to MDE within 90 days." (That is a big deal.) The State also told them that "the construction of a yard trim processing operation or any other construction on top of the Gude landfill would be subject to MDE review and approval". (The County can not do whatever it wants to do.) The State concluded with "Montgomery County will need to demonstrate to MDE that the proposed construction and use of the closed landfill will not have any adverse environmental impact on the landfill or surrounding areas." (Derwood is the surrounding area)

This was a huge breakthrough for the GLCC. The issue was no longer just the County versus the residents of Derwood. There was a new sheriff in town - the State of Maryland.

Where are we today?

The next step is for the County to complete its formal investigation of how far the contamination has traveled. While there may be some surface water contamination, the big question is how contaminated is the aquifer below the landfill and in which direction does the water in the aquifer go? (Many in Montgomery County use wells for drinking water so you can see this is a critical piece of information.)

Once everyone (State, County & GLCC) knows the nature of the contamination and how far it has traveled, a remediation plan can be prepared. There will be choices. If the intent is to reuse the site soon with a major project, then the remediation plan could be quite elaborate and very expensive. If the intent is not to reuse the site for a while and that future use will be passive (e.g. athletic fields), then the remediation plan could be less complex and more affordable.

The County has indicated that they would like the Maryland Parks & Planning Commission and the adjacent residents to participate in preparing the remediation plan. The GLCC intends to be fully engaged in this process on your behalf.

In late May we should have a good understanding of how the remediation process will unfold, and by June or July we should have the results of the County's investigation on the contamination and how far it has traveled. That would be a good time to make another report to you.

The first battle was won. We are engaged in the second. Our objective is simple – clean up the contamination.

If you have any questions or opinions you would like to share with the GLCC, please contact any of the members. Don't hesitate – they want to hear your ideas.

Your Community Bulletin Board - Go to Hollybrooke.wordpress.com to post comments on issues, post recommendations on service providers or services, post lost and found notices, post items for sale or donations.

Upcoming Community Events

HOA Meeting and Board Election

When: Monday June 1 at 7:30pm

Where: Candlewood Elementary School - 7210 Osprey Drive, Derwood, MD, 20855

What: Election of HOA board.

Ice Cream Social

When: Saturday June 6 from 3:00pm - 5:00pm (rain date - Sunday June 7)

Where: Green space next to the Gude Mansion/ plant physiology building on Monona Drive

What: A time to celebrate the start of summer with your neighbors. Ice cream and toppings will be served. Learn about the latest Gude Landfill news.

Kids 12 and under are encouraged to decorate their Big Wheels and bikes with balloons and banners for a Children's Parade starting at Indianola and Villisca Terrace at 3:00pm and ending at the green space on Monona Drive. Parade will be held on the sidewalk.

RSVP: Danielle – 301-309-0570 or daniren22@yahoo.com (Please RSVP by June 1)

Notes From Some Neighbors:

It's been pointed out that some people litter and some people don't pick up their dog waste when they are walking in the neighborhood. Please don't litter. Hold onto your trash until you get home and **please pick up your dog waste.**

Also **please don't speed in the neighborhood,** especially along Indianola. As the weather warms up there will be more bicyclists and walkers throughout the neighborhood and there will be more children playing outside. **Please slow down.**

Thank You!

Since the first newsletter for the Derwood Station South Homeowners' Association, Jan Osborne has been the person who receives the printed newsletter and bags each newsletter. She and Ann McCarthy and Sally Ligon then distribute the newsletter to those who deliver it directly to your home.

Newsletter Distributors:

Barb Clark, Marie Craig, Carol Day, Maryann Dembeck, Ann & Mike Freiman, Cathy Grady
Shirley Holland, Sue Karaeki, Elaine Knoblack, Ranita Lahiri, Sally Ligon, Jane & Dan Markley
Lynne Mason, Ann & John McCarthy, Patty Miron, Jan Osborne, Sue Schless
Sileap & Peter Schmiedel, Amy Wollins

I also want to thank Donna Parisi who edited the newsletter for a number of years before I took over.
Eli Nadel – Editor

From the AERC Committee

The Architectural and Environmental Review Committee (AERC) tracks the compliance issues with the Homeowner's Covenants we all signed when we bought into the neighborhood. Owners apply for permission to make material changes in construction such as fences and house finishes. Again, they have helped give the community a more unified look. Some of their forms and minutes are online.

AERC Philosophy

It is the Committee's job to get your application APPROVED, within the construct of our Guidelines and Covenants. We want to talk with you to make sure we understand what you want to do. We will work with you so that the application process is quick and comfortable.

Applications received July 2008 – April 2009

Jul08	7238 Wapello Drive	New front door	Approved
Sep08	15519 Monona Drive	Concrete driveway	Approved
Apr09	15501 Indianola Drive	Concrete driveway	Approved
Apr09	15501 Indianola Drive	Addition	Approved

The AERC Guidelines dated November 2005 were modified by the Board of Directors on September 8, 2008 in these areas:

- a. chimney repairs
- b. driveway repairs
- c. solar panels
- d. ramps leading to entry doors
- e. new diagram on fencing in front of pipestem houses

The changes were distributed to all homeowners via the Newsletter. If you would like an electronic copy of the current Guidelines with the changes, send an email to Bob Day (bobcarolday@yahoo.com)

AERC Goes Electronic

During the last 6 months, the AERC evaluated receiving and processing applications electronically. The advantage to MTM, our administrative agent, and the Homeowner Association was clearly costs savings. The advantage to homeowners was a much quicker turnaround for a submitted application.

In the evaluation, the AERC received the application via email, usually as a pdf file. They reviewed it via email exchange, and the process time for applications that were "within the Guidelines" was about 5 days. The homeowner received the approved application back as an email attachment.

The AERC will keep the paper process in place because there are folks who do not use email. Turnaround for those applications averages about 30 days.

If you would like to submit your application electronically, here are some suggestions:

1. Fill out the application completely, sign it and scan to a pdf file. A jpeg file works OK, but pdf is better because everyone has Adobe Reader.
2. You can scan in a copy of the plat with the proposed change, or a drawing of what you want to do.
3. You can give us a website address so we can see a picture of the color you want or what the modification will look like.
4. You can attach a picture that you took with your camera.
5. You can give us the stock number or the name of what you want and give us the web address so we can look it up.
6. Send the application to this address: AERC@Hollybrooke.org

The AERC goal is to get your application approved. With an email application, we can do that much sooner.

If you have any questions about any of the guidelines, or the application process, contact any member of the AERC listed below.

AERC Members

Bob Day	7128 Grinnell Dr	294-3272	bobcarolday@yahoo.com
Donna Parisi		15617 Gold Ring Way	294-2477 njshore83@Comcast.net
Bob Craig	7229 Wapello	762-8351	RMCraig@Comcast.net
Dave Minier		15524 Indianola Dr	279-5972 D_Minier@Comcast.net
Dan Navarro		7115 Grinnell Dr	424-3779 dbnavarro@comcast.net
Paula Hadzima	7420 Monona Terrace	545-0241	lhadzi@comcast.net
Bob Tremmel	15514 Villisca Terrace	424-3777	bobtremmel@verizon.net

Board Contact Information

<p>Nick Radonic , President, '09 15408 Indianola Dr. H (301) 294-9124 E-mail: president@hollybrooke.org</p>
<p>Eli Nadel, '10, Vice-President + Newsletter 15512 Grinnell Terrace ph 240-314-0528 E-mail: vicepresident@hollybrooke.org E-mail: newsletter@hollybrooke.org</p>
<p>Jody Eccelston, Secretary, '09 7205 Wapello Drive H (301) 762-8908 E-mail: secretary@hollybrooke.org E-mail: social@hollybrooke.org E-mail: hoaliation@hollybrooke.org</p>
<p>Jack Lehan, Treasurer + Landscaping Committee, '09 15537 Grinnell Terrace H (301) 340-6371 E-mail: landscaping@hollybrooke.org E-mail: treasurer@hollybrooke.org</p>
<p>Danielle Swallow, '10, Communications + Social 7209 Bettendorf Court. H (301) 309-0570 E-mail: communications@hollybrooke.org</p>
<p>Keith Ligon, '10, 15501 Moravia Ct. H (301)- 340-3358</p>
<p>Julia Tillery, '09, 15461 Indianola Drive H (301) 251-6106 E-mail: communications@hollybrooke.org E-mail: social@hollybrooke.org E-mail: newsletter@hollybrooke.org</p>
<p>Bob Day Chair, Architectural and Environmental Review Committee 7128 Grinnell Drive H (301) 294-3272 Email: aerc_chair@hollybrooke.org</p>
<p>Shawn Grammer, Chair Community Safety Committee 7222 Wapello Drive H (301) 610-9487 E-mail: communitysafety@hollybrooke.org</p>

Important County Phone Numbers

Emergencies (Fire/Rescue, Police)	911
Fire Non-Emergency	240-777-2400
Police Non-Emergency	301-279-8000
American Red Cross	301-588-2515
Center for Disease Control – Emergency Preparedness	888-246-2675
Comcast Customer Service	800-COMCAST
County 24-hour Crisis Center	240-777-4000
County Abandoned Vehicle Section	301-840-2454
County Bioterrorism Hotline	240-777-4200
County Community Services Division	240-840-2690
County Solid Waste	240-777-6410
County Department of Public Works and Transportation Call about:	240-777-ROAD (7623)
<ul style="list-style-type: none"> ▪ Potholes ▪ Maintenance of Trees in the County Right-of-Way ▪ Storm Drainage Operation & Maintenance ▪ Snow Removal/Ice Treatment 	
County Executive Offices	240-777-2500
County Hazmat Hotline (24-hour number)	240-777-2341
County Housing and Community Affairs	240-777-3680
County Information and Referral Office	240-777-1000
County Office of Emergency Management (8:30 - 4:30 PM)	240-777-2300
Maryland State Police	301-424-2101
METRO Customer information [www.wmata.com]	202-637-7000
National Capital Poison Center	202-625-3333
National Poison Center	800-222-1222
PEPCO to Report Downed Wires	202-872-3432
PEPCO to Report Outages	877-737-2662
Street Light Repairs or Malfunction	240-217-2190
Verizon (Telephone repair)	800-275-2355
Washington Gas	1-800-752-7520
WSSC (Maintenance)	1-800-828-6439 (x4002)

Neighborhood Helpers



We would like to inform our neighbors that, in the State of Maryland, children must be 13 years old to baby-sit a child under the age of 8 when the parents are absent, per Family Law Article, § 5-801.

We do not endorse any child whose name appears on this list, nor do we screen the list for qualifications and abilities.

Name	Age	Street	Phone	Jobs
Carly Fumai	16	Grinnell Drive	(301) 217-0323	Baby Sitting House Sitting Pet Sitting
Jackie Gross	15	Titonka Way	(301) 670-0060	Certified Babysitter Mother's Helper Dog Walking
Leo Kremer	14	Moravia Court	(240) 477-7537	Grass Cutting
Judie Kuo	14	Bettendorf Ct.	(301) 309-8737	Babysitting, Housesitting Dog Walking Pet Sitting
Peter Radonic	16	Indianola	(240) 753-3544	Yard Work Grass Cutting, Snow shoveling
Elissa Wollins	14	Wapello Drive	(301) 762-8821	Baby Sitting (Shady Grove Trained) Pet Sitting Dog Walking

Please note: If you want to change or delete an entry, please contact the newsletter editor at (240) 314-0528 or by email at newsletter@hollybrooke.org or email communications@hollybrooke.org. Updates will be included in the next newsletter.

Please cut here

Community Directory

The community directory has not been updated in a couple of years and we need your latest information. If your information **has not** changed since the last directory you **don't** need to do anything. If you currently aren't listed in the directory and wish to be or if you don't know if you are listed in the directory and wish to be please fill out this form and drop it into any board member's mail box or email your information to newsletter@hollybrooke.org. Thank you.

Name: _____

Address: _____

Phone #: _____

Children's names: _____