



## Hollybrooke Newsletter

[www.hollybrooke.org](http://www.hollybrooke.org)

January 2012



### **Derwood Station South Wine and Cheese Party**

Please join your Hollybrooke neighbors for a Wine and Cheese Party! This annual event is open to HOA residents aged 21 and older. This is one of Hollybrooke's favorite traditions. Please bring a bottle of wine, a wine glass and some cheese to share. The HOA will supply crackers, non-alcoholic drinks and desserts.

When: Saturday, January 28

Where: The Mann's – 15536 Grinnell Terrace

When: 8:00pm

RSVP by Monday, January 16 to Marianne Mann  
[cjmamann@verizon.net](mailto:cjmamann@verizon.net) or (301) 340-1475

We look forward to seeing you there!



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[www.hollybrooke.org](http://www.hollybrooke.org)

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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](http://www.hollybrooke.org)

**This is your neighborhood newsletter. Please send any ideas, articles or comments to:**  
[newsletter@hollybrooke.org](mailto:newsletter@hollybrooke.org)

## **Community Calendar**

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

### **Save this Date!**

- **Wine & Cheese Party**  
January 28 – 8:00 PM – details on page 1

## **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.

### **Upcoming board meetings –**

January 9 – Eli's house – 15512 Grinnell Terrace  
February 6 - TBD

### **Questions? Concerns?**

**Come to the next Board meeting!**

facebook

**Please join the community Facebook page at Derwood Station South HOA**

## **A Note from Nick Radonic - DSS HOA Board President - president@hollybrooke.org**

Hey, another year has elapsed on the calendar. I will be stepping aside from my 4 years in the president's position, after the June election. I will remain on the Board. Please consider volunteering to participate in the HOA Board, we need replacement people almost every year.

Here are some of my observations for this last 2011 newsletter.

**Re-roofing:** consider a lighter color asphalt shingle, it will reduce your summer heat load. Winter effects don't matter for heating because the sun is lower in the sky and weaker in intensity, and roofs are ventilated and don't warm up as much over the ambient temperature. But in the summer the increased temperature makes your air conditioning load greater, and the temperatures less comfortable.

I've yet to see anyone with solar panels, but maybe they are coming, now with solar shingles in production, and install costs dropping.

**Dog waste:** this is the single largest complaint we get as an HOA. Dogs that run free, or their owners don't clean up after them. Is your fence strong enough? Do you have a fence? Dogs are not allowed to run around free, under Montgomery County animal ordinances, or leave messes on other people's yards. And some of your dogs are very large. Please, especially keep these in the yard. I know that deer leave a lot of droppings too, but they are wild and out of our control.

**Social activities:** We had the Halloween kid's party and square dance with HOA 2. It was fun. We had the fall barbecue, and a lot of people came out for that. We didn't have an ice cream social this year because the Board didn't organize it (too many guys without social organizing skills) and last winter we had the wine and cheese. We'd like to do more, we can get up to about 3 events a year. If you have ideas for new events let us know. The next planned event is Saturday, January 28th, 2012, at the Mann's house. Hope to see a lot of you there.

**Gude Landfill:** the County Department of Environmental Protection (DEP) has been meeting regularly with our Gude Landfill Concerned Citizen's (GLCC) group to discuss data collection on the ground water leakage from the landfill. The good news is it is generally minor and the subterranean water flow is east, away from the housing development, towards Rock Creek (see county online documents for details). The DEP will spend the next year arriving at a final work plan to do long term control of waste and leachate from the landfill. So sometime in 2012 they should present us and the state (MDE) with a formal plan. We have been trying to influence their data collection and have gotten them to do more collection and analysis than they had initially planned. We will continue to review the proposals and try to ask for items we consider in the best interests of the community, including remediation issues and long term disposal of the landfill, in the least intrusive ways.

**Finances:** generally the HOA finances are good. The recent heavy snow costs and weather related tree damages and aging tree population meant more cash outlay than budgeted, so we are dipping into our capital reserve fund for those costs. But we have savings for that. We are in the process of reviewing our capital reserve and cash on hand requirements. It is possible that assessments may need to go up in the next budget, for the first time since about 2005.

**Trees:** we are still waiting County action or even notice of action on the missing trees along Indianola Dr. and Monona Dr. I'd like to see saplings planted in the open spots, and the old stumps ground down. For our other aging trees, I've asked a couple of Board members in the landscaping group to look at them and make their recommendations, inside the small yearly allocation for tree work. Any resident comments would be appreciated.

**Development on Crabb's Branch Way,** north of Redland Rd, is going slowly. The County DOT is building a maintenance yard across from the Giant, north of Shady Grove Road. There will eventually be many thousands

of apartments, and town houses between Redland Rd. and Shady Grove Rd. as the municipal departments are moved to the new facility and elsewhere. An application has also been put in to develop the Reed Bros. automotive property, on '355, for massive housing. There will be other development along '355 including the empty corner at Shady Grove. Things will get busier as the population around the metro station grows.

Hope your 2012 is good.

Sincerely,

Nick Radonic

Please send comments to: [president@hollybrooke.org](mailto:president@hollybrooke.org)

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### **Your Community Bulletin Board**

At a recent board meeting a neighbor asked if people could send recommendations for service providers to the newsletter. He was informed that since the Board can't give recommendations for vendors, it was decided that service provider information could not be printed in the newsletter.

Would you like to tell neighbors about a service you provide? Do you want to know about service providers that neighbors have used? Go to [Hollybrooke.wordpress.com](http://Hollybrooke.wordpress.com) to post comments on issues, post recommendations on service providers or services, post lost and found notices, and post items for sale

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### **PLEASE, PLEASE, PLEASE!**

(gentle reminders)

**As Nick mentioned in his note some people still don't pick up their dog waste when they are walking in the neighborhood. Please pick up your dog waste. It is the law and you are subject to a \$100.00 fine for not picking up after your dog. If you are responsible enough to own a dog, please be responsible enough to pick up after it. It is one thing that you can do for your neighbors.**

**Please don't speed in the neighborhood, especially along Indianola. Please slow down.**

**Please pick up your newspapers. Don't leave the Gazette outside for weeks at a time. Just pick it up and recycle it if you don't want it.**

**Please take down any flyers that you have put up on the lamp posts after your yard sale is done or your lost pet is found.**

**Now that it's winter this reminder is necessary -**

Homeowners are responsible for removing the snow from sidewalks in front of their property. The HOA pays to have the snow removed from sidewalks in front of the common areas. This includes Wapello Way at the pipeline easement, on Indianola Dr. beside the townhomes, and on Monona Dr. This does not include the townhome parking lots or sidewalks. This also does not include the sidewalks along Indianola. I know for a fact that some homeowners do not clear the public sidewalks in front of their homes. This is dangerous for all walkers, especially the kids walking to and from the school bus stops.

**The community thanks you for your consideration.**

# 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
Ramiro Andalla	17	Wappelo Dr.	(301)908-5175	Lawn Mowing Babysitting House Sitting
Natalie Fein	13	Grinnell Terr.	(301) 309-1481	Babysitting Pet Sitting Dog Walking
Jackie Gross	15	Titonka Way	(301) 670-0060	Babysitter Mother's Helper Dog Walking Pet Sitting
Leo Kremer	14	Moravia Court	(240) 477-7537	Lawn Mowing
Judie Kuo	16	Bettendorf Ct.	(240) 593-6227	Babysitting Dog Walking Pet Sitting
Nansen Kuo	13	Bettendorf Ct.	(240) 593-5479	Dog Walking Pet Sitting Lawn Mowing
Marissa Martin	15	Gold Ring Terr	(301) 461-7398	Babysitting Pet Sitting House Sitting
Andrew Moore	17	Grinnell Ct.	(301) 309-0983	Babysitting Dog Walking Pet Sitting Lawn Mowing Snow shoveling
Elizabeth Pamboukian	13	Wapello Dr.	Home -301-838-5544 Cell - 301-768-6882	Babysitting Pet Sitting Dog Walking House Sitting
Zoe Phillips	13	Indianola & Grinnell	(301) 330-0799 or (240) 506-5040	Babysitting (Shady Grove Trained) Dog Walking Pet Sitting
Sarah Radonic	16	Indianola Dr.	Home - (301) 294-9124 Cell - (301) 466-8938	House Sitting Babysitting Pet Sitting
Rosemary Smith	16	Wapello Drive	(240) 449-5715	Babysitting Pet Sitting Dog Walking
Nicole Spouge	13	Grinnell Dr.	(301) 217-9527	Babysitting
Elissa Wollins	17	Wapello Drive	(301) 762-8821	Babysitting (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](mailto:newsletter@hollybrooke.org) or email [communications@hollybrooke.org](mailto:communications@hollybrooke.org). Updates will be included in the next newsletter.

## Board Contact Information

<p><b>Nick Radonic , President, '13</b>            15408 Indianola Dr.            H (301) 294-9124            E-mail: <a href="mailto:president@hollybrooke.org">president@hollybrooke.org</a></p>
<p><b>Keith Ligon, '13, Vice-President</b>            15501 Moravia Court            H (301) 340-3358            E-mail: <a href="mailto:vicepresident@hollybrooke.org">vicepresident@hollybrooke.org</a></p>
<p><b>George Wolohojian '13,            Treasurer</b>            15448 Indianola Dr.            H 301-738-7148            E-mail: <a href="mailto:treasurer@hollybrooke.org">treasurer@hollybrooke.org</a></p>
<p><b>Eli Nadel, '12, Secretary            Communications and Newsletter</b>            15512 Grinnell Terrace            ph 240-314-0528            E-mail: <a href="mailto:secretary@hollybrooke.org">secretary@hollybrooke.org</a>            E-mail: <a href="mailto:newsletter@hollybrooke.org">newsletter@hollybrooke.org</a>            E-mail: <a href="mailto:communications@hollybrooke.org">communications@hollybrooke.org</a></p>
<p><b>Alex Schultz '12, Landscapping</b>            7213 Bettendorf Court.            H (301) 424-0705            E-mail: <a href="mailto:social@hollybrooke.org">social@hollybrooke.org</a></p>
<p><b>Filly Kotsatos '13, Social            Committee</b>            7200 Wapello Dr.            H (240) 252-0711            E-mail: <a href="mailto:social@hollybrooke.org">social@hollybrooke.org</a></p>
<p><b>Sasha Rosen '12 AERC Liaison</b>            7210 Bettendorf Court            H (240) 285-8937</p>
<p><b>Community Safety Committee -            open</b>            E-mail:  <a href="mailto:communitysafety@hollybrooke.org">communitysafety@hollybrooke.org</a></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"> <li>▪ Potholes</li> <li>▪ Maintenance of Trees in the County Right-of-Way</li> <li>▪ Storm Drainage Operation &amp; Maintenance</li> <li>▪ Snow Removal/Ice Treatment</li> </ul>	
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)	800-483-4000
Washington Gas	1-800-752-7520
WSSC (Maintenance)	1-800-828-6439 (x4002)

## Additional Useful County Phone Numbers

Animal Services	240-773-5925	Untagged Cars	240-777-3600
Abandoned Cars	301-840-2455	Noise Control	240-777-7770
Air Pollution Incidents	240-777-7770	Recycling	240-777-6410
Building Permits	240-777-6370	Pot Holes	240-777-ROAD
Building Code Inspections	240-777-6210	Solid Waste	240-777-6410
Consumer Protection	240-777-3636	Street Lights	240-777-2190
County Information	240-777-1000	Occupancy Permits	240-777-6210
Electrical License/Permits	240-777-6240	Vendor Information	240-777-6240
Environmental Protection	240-777-7770	Water Pollution	240-777-7770
Fire Code Violations	240-777-2457	Wed Control	240-777-3600
Housing Code Enforcement	240-777-3600	Zoning Information	240-777-6240
Illegal Dumping	240-777-7770	Zoning Complaints	240-777-6259

### **From the AERC Committee**

The Architectural and Environmental Review Committee (AERC) is tasked with the responsibility of reviewing (as our name implies) applications from homeowners who wish to make material changes in construction such as fences and house finishes. It is the Committee's job to facilitate the homeowners' plans, while being mindful of maintaining the standards set out in the Homeowner's Covenants which help give our community a unified and appealing appearance.

#### **AERC Philosophy**

It is the Committee's job to get your application APPROVED, while staying 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.

**Also, the committee would like to remind all homeowners that plans for any exterior changes to your home should be submitted prior to the commencement of any work, via an application (located on the website) to the AERC.**

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

#### **AERC Members**

<b>Marianne Mann</b>	15536 Grinnell Terrace	301-340-1475	<a href="mailto:cjmamann@verizon.net">cjmamann@verizon.net</a>
<b>Bob Craig</b>	7229 Wapello Dr	301- 762-8351	<a href="mailto:ra.mbcraig@verizon.net">ra.mbcraig@verizon.net</a>
<b>Paula Hadzima</b>	7420 Monona Terrace	301-545-0241	<a href="mailto:lhadzi@comcast.net">lhadzi@comcast.net</a>
<b>Sally Hausman</b>	15512 Grinnell Terrace	240-314-0528	<a href="mailto:sally.hausman@verizon.net">sally.hausman@verizon.net</a>
<b>Dan Navarro</b>	7115 Grinnell Dr	301-424-3779	<a href="mailto:dbnavarro@comcast.net">dbnavarro@comcast.net</a>
<b>Donna Parisi</b>	15617 Gold Ring Way	301-294-2477	<a href="mailto:njshore83@Comcast.net">njshore83@Comcast.net</a>
<b>Bob Tremmel</b>	15514 Villisca Terrace	301-424-3777	<a href="mailto:bobtremmel@verizon.net">bobtremmel@verizon.net</a>

**Applications received between March 2011 and October 2011**

<b>Mar 11</b>	15625 Gold Ring Way	Replace roof and shingles	Approved
<b>May 11</b>	15625 Gold Ring Way	Repaint door and shutters	Approved
<b>June 11</b>	7236 Grinnell Dr	Replace existing portico	Approved
		New walkway & bench area	Approved
	15513 Indianola	Improve side seating area	Approved
	15517 Grinnell Ter	Replace deck	Approved
		Add screen porch	Approved
<b>July 11</b>	7422 Monona Ter	Replace windows	Approved
	15501 Indianola Dr	New deck with pergola	Approved
<b>Oct 11</b>	7204 Grinnell Dr	Shingle replacement	Approved
		Paint shutters	Approved
		Replace porch roof	Approved

**Summer Clean Up**

As a community, one of our goals is to maintain the appearance of the neighborhood so that it remains attractive to residents, visitors and potential home buyers.

Homeowners were notified that the AERC would be walking through the neighborhood to note items that needed attention. A form was used by Committee members to indicate a variety of areas which might need care, and if left unattended, would become violations of the HOA Covenants and Guidelines.

The committee found 34 such violations. A letter was sent to these homeowners, asking that they correct the problem or problems. The committee rechecked these properties. 15 violations had been repaired, 19 had not. A second letter requesting that the remaining items be addressed has been sent. Should you have any questions or need help in resolving the violation, please contact any member of the AERC listed above.

**Reminders and Observations**

Parking of RV and Heavy Commercial Vehicles – There is a new ordinance in effect in Montgomery County as of July 1<sup>st</sup> 2009. It prohibits on-street parking for Recreational Vehicles and Heavy Commercial Vehicles except for loading and unloading or short periods up to 18 hours.

A Recreational Vehicle (RV) is defined as a registered vehicle, with or without a motor, which is solely intended for the leisure use of the operator or guests. An RV would be a motor home, travel trailer, camper, camping trailer or a transport trailer for a boat, horse, motorcycle, race car, snowmobile or bicycle.

A Heavy Commercial Vehicle is heavier than 10,000 pounds, or longer than 21ft, or higher than 8 ft, or has a rated capacity for more than one ton. Vans and pickup trucks are considered Light Commercial Vehicles and are okay for on-street parking.

To report a possible violation, call the non-emergency number for the Montgomery County Police, 301-279-8000. Enforcement of this ordinance can result in a \$75 fine, impoundment fees and daily storage costs.

Parking of RVs in the driveway or anywhere on the property is prohibited by the HOA Covenants. Article VII, Section 7d which says “*no junk vehicle, unlicensed or inoperable motor vehicle, trailer, camp truck, house trailer, boat or other similar machinery, or equipment of any kind or character shall be kept on the property nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon.*”

To report a possible violation, contact any member of the AERC, the Board or send an email to [aerc@hollybrook.org](mailto:aerc@hollybrook.org).

### **Street Parking**

If possible, please keep cars parked either in your garage or in your driveway. Residents are complaining that their guests are having difficulty finding a place to park. This is particularly true when someone has a party.

### **Overgrown Bushes**

There are a number of houses which have overgrown bushes either in the front or along the sides of the house. Not only is this unsightly, it also poses a security problem. It is quite easy for someone to hide in these bushes. Please be sure to keep your bushes trimmed.

### **House Numbers**

House numbers should be very visible from the street. In doing their walk-through, committee members found a number of houses where some numbers were missing and others which weren't visible from the street. It is important to have the numbers clearly visible so that emergency responders can quickly and easily find your house, so please check this out.

### **Trash/Recycle Containers**

The AERC Guidelines say that no trash/recycle containers should be visible from the street. In addition, no trash/recycle containers should be placed at the curb until the night before pickup or on the pickup day itself. These guidelines also apply to your landscaping bags. Please keep containers and landscaping bags in your garage or backyard until it is time to place them at the curb.

## **Have you ever wondered about the American Society of Plant Biologists (ASPB) building on Monona Drive?**

Gilbert Gude, a philanthropist, environmentalist, and Republican representative in the Maryland General Assembly and in Congress, died June 7, 2007 of congestive heart failure at Sibley Memorial Hospital in Washington, D.C. He was 84. Gilbert Gude and his family played a very important role in the early history of the ASPB. Gilbert's father, Adolph Gude, Sr., Adolph, Jr. and sister, Elizabeth operated a successful nursery on the family's property in Rockville, Md. Gilbert Gude also worked there, applying his degree in horticulture from Cornell. As the Rockville area became busier with development, the Gudes decided to relocate. Completing his father's preliminary plans, Gilbert finalized the donation of the family's five acres with nursery, private home and barn to the American Society of Plant Physiologists (ASPP). ASPP, founded in 1924, subsequently changed its name to ASPB. The society converted the property into its national headquarters. For more details on the ASPB-related aspects of the Gude family, please consult the book, History of the American Society of Plant Physiologists by Jack Hanson. It is available online at [www.aspb.org](http://www.aspb.org). Go to the "About Us" and then "History" page. (download the Chapter 5 pdf and search on "Gude" – or just jump to page 203).

Today, ASPB headquarters still resides on the beautiful Gude property. The commercial nursery is long gone, but the grounds continue to be skillfully landscaped. The charming, renovated colonial family home provides offices for the Society's staff and is the venue for many ASPB committee meetings. ASPB's staff and committee meetings are held under the steady gaze of Gude family portraits outside the conference room. Clearly, the Society has benefited from the generosity of Gilbert Gude and his family.

## **Did you know about the Gude Airport?**

The site of the former Gude Airport is located northeast of the intersection of Calhoun Drive & Gude Drive.



**A 1957 aerial photo of Gude Airport depicted the field as having a single grass east/west runway**

This small private airfield was evidently established at some point between 1951-57, with a 2,000' unpaved runway. According to Chris Kennedy, "It was owned by Gude Nurseries."

According to George Speake, "My grandfather was Adolph Gude and was the owner of Gude & Sons Nursery, Inc., and therefore the Gude Airport as you have called it. We never did call it that, instead referring to it as 'the airstrip at the nursery'." According to Jerry McCauley, "I remember the T-shaped hangar (circled) & grass strip being very close to the north edge of Gude Drive, a major county road built in 1968."



**A 1970 aerial photo of Gude Airport (courtesy of Jerry McCauley), showing a single light aircraft (circled) on the west side of the field.**

Jerry McCauley noted, “The metal hangar can be seen as a T-shaped structure just north of the roadway & just west of where the curve begins.” The grass airstrip runs due east-west as the roadway curves away from it.

Gude Airport evidently closed at some point between 1970-76. According to George Speake, "The reason it was closed was due to the fact that Montgomery County needed a new garbage dump. They condemned the part of the nursery that included the airstrip.”

Padraic Brown noted “that the closing of Gude Airport wasn't the end of aeronautics in the area: during the mid to late 1970s, model airplane flyers used to congregate on a strip of land south of Gude Drive, directly across from the old hangar to fly their planes. After the landfill closed, they moved the model airstrip up onto to the top of the landfill.”



A 1979 aerial photo of the site of Gude Airport (courtesy of Jerry McCauley).

Jerry McCauley noted, “Eventually the landfill & other development expanded, taking the airstrip. By 1979 the T-shaped metal hangar still existed, but it had been cut off from the former strip by a private roadway approximately where Calhoun Drive is today. The grass strip appears over-grown & shortened by landfill operations.



**As seen in the 1988 USGS aerial photo, at some point between 1979-88 the former Gude hangar had been replaced by building & parking lot, covering the west side of the former airport.**



**As seen in the 2002 USGS aerial photo, another building was constructed over the middle portion of the former Gude Airport at some point between 1988-2002, leaving no trace of the former little airport.**