

# FGS Connection

*A News Bulletin of the Forest Glen Station Community*

## A Note from the President of the HOA Board of Directors

***“It Takes a Village to Raise a Child”***  
*African Proverb*

At a recent HOA Board of Directors meeting, the Board discussed safety among many other issues. Several HOA members had contacted the Board to express their concerns over the use of the tot lot and primarily the noise and safety issues.

The tot lot is one of our HOA’s most attractive features for families with young children. It is a central gathering place where our children can play close to home and interact with children and other families in our development. The tot lot, however, is exactly that – for tots. We

learned from many parents that older children tend to dominate the play equipment, are noisier and play more vigorously than the younger children. Most importantly, the older children sometimes play ball or other games that pose a danger to the younger children who came to the playground. Hence, in response to community’s concern, the Board decided that children 10 and older should not be playing in the tot lot and in the posted signs asked for children under 10 be accompanied by an adult.

We ask all parents who accompany their children under 10 to the tot lot to help us to enforce the Board’s policy



**Catherine Bocskor, President of the HOA Board of Directors**

regarding age-appropriate use of the tot lot. If you see older children using the tot lot, ask them to play elsewhere. Other areas of the development, for example, the grassy area between the storm water overflow pond and Arthur Avenue can be used by the older children.

*(Continued on page 2)*

The next HOA Board of Directors meeting will be held at the Wheaton Regional Library (at the corner of Georgia Avenue and Arcola Avenue), 11701 Georgia Avenue, at 7:30 p.m. on Tuesday, September 20, 2005.

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## Budget and Finance Report, by Jason Sartori

In November 2004, the Forest Glen Station Homeowners’ Association Board of Directors approved the HOA’s 2005 budget in the amount of \$82,939. While that may seem like a lot of money (and it is), it is actually more than \$9,500 less than the 2004 budget. As a result of the Board’s tighter fiscal planning,

homeowners saw their monthly assessment fee decrease by \$5 or more in 2005.

Now that we are halfway through the year, we can get a much better sense of the adequacy of this year’s budget – an exercise that is particularly useful as we begin the proc-

ess of preparing the 2006 budget. The following table shows, at a high level, how our actual expenses (through June) compare to the amounts budgeted for 2005. The table also shows the projected expense totals for the entire year, based on the current level of spending and anticipated future spending.

## A note from the HOA President (continued)



Forest Glen Station

We also ask all parents of children who are 10 and older to explain the tot lot policy to their children. If we find that we cannot achieve voluntary cooperation with the tot lot policy, we will have to take the next step to promulgate a Covenant to enforce it.

We also ask our parents to take their trash, juice boxes, etc. home with them from the tot lot. The Board has decided not to place trash cans in the tot lot for safety reasons

It takes our entire community to make our "village" a better and safer place for our children to play and grow.



We would also like to make our community an enjoyable place for our adult residents to be able to relax

on their decks during warm weather. The Board would like to remind homeowners that Section 7.2 of the Covenants states that nothing shall be done either on homeowners' lots or on the HOA property "which may become an annoyance or nuisance to the neighborhood or other Members." This means that neither homeowners nor their guests may play loud music, carry on loud activities, etc., either from their own homes or in our alleys or parking areas which activities adversely impact their neighbors' enjoyment of their premises. For example, if your guests are playing their car radios or tape players loudly in the parking lots, this activity is prohibited by the Covenants. This is also true regarding children playing loud music in front of their homes that would disturb the peace of other neighbors. Violation of this Covenant

could lead to enforcement activity by the Covenants Committee including warnings and fines against homeowners who allow such activities.

Finally, we want to inform our members that the HOA's Vice President, Josh Denney, resigned his position from the Board. In accordance with the Bylaws, the Board appointed Greg Slovik to fill the remainder of Josh's term of office, that is, until the next Annual Meeting in January. The Board also elected Doug Brandi to fill the office of Vice President of the Board. We want to thank Josh Denney for his service to the HOA as a Member of the Board over the past two years. We will miss his energy, enthusiasm and dedication to HOA issues.

### Budget and Finance (Continued from Page 1)

	2005 Budget	YTD May	2005 Projected
Administrative	7,150	2,446	5,991
Utilities	500	0	0
Contracted Services	54,165	26,242	53,317
Maintenance	3,100	350	3,450
Taxes and Insurance	1,620	873	1,646
Other Expenses	2,185	0	2,185
Reserves Contribution	14,219	7,110	14,219
<b>TOTAL</b>	<b>82,939</b>	<b>39,830</b>	<b>83,618</b>

As you can see in the table, the largest portion of the HOA's budget (65.3%) goes to contracted services. This includes four major line items: lawn maintenance; snow removal; trash removal; and management fees. Ex-

penses are allocated evenly across all members of the homeowners' association, exceptions being lawn maintenance and snow removal. Since some of these services are performed on the private properties of town-

house and condo owners in addition to common HOA-owned land, the townhouse and condo owners pay \$43.75 per month for contracted services, compared to the \$25.15 per month paid by owners of the single-family detached homes.

## Budget and Finance (Continued from Page 2)

The HOA's current level of spending suggests that we adequately budgeted for our 2005 expenses. It should be noted that any expense that will cause actual expenditures to exceed budgeted line item allocations requires prior Board approval. As such, beginning in July, the Budget and Finance Committee will post a more detailed copy of the HOA's monthly budget statement in the community bulletin board adja-

cent to the playground at the corner of Darcy Forest Drive and Clark Place. The report will highlight and explain line items where actual expenditures exceed budgeted amounts.

As we begin to prepare the 2006 HOA budget, the Budget and Finance Committee would like to get a better read on the community's pulse with regard to a variety of budget related issues, particularly the Saturday trash ser-

vice. Please complete and return the small community survey that was distributed on August 15.

Finally, anyone interested in joining the Budget and Finance Committee should contact Jason Sartori, the Committee chair, at 240-305-9402 or [jason@jksartori.com](mailto:jason@jksartori.com).

### Upcoming HOA Board Meetings

Tue. Sept. 20, 05

Mon. Oct. 10, 05

Mon. Nov. 14, 05

Mon. Dec 12, 05

Tue. Jan. 17, 06

Mon. Feb. 06, 06

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### Covenants Decisions

#### The Covenants

Committee voted to approve installation of a deck at 3 Clark Court, a stone retaining wall at 9821 Darcy Forest Dr., solar lights at 2125 Clark Place, and a stone walkway at 9806 Darcy Forest Dr.

Committee meetings are held the second Tuesday of every month at 7:30 p.m. at 2202 Kimball Place.

If you would like to join or learn more about the Covenants Committee, contact: [coverts\\_2000@yahoo.com](mailto:coverts_2000@yahoo.com)

## Getting a Gate Key

If you would like a key to the gate at the Metro parking lot, please contact:

Catherine Bocskor  
2120 Darcy Green Place  
(301) 495-8977

There is a \$2 charge for the key, which includes maintenance costs to keep the gate in good working order.

Our thanks and appreciation to Josh Pitlick, who volunteered his time and expertise to upgrade the gate's lock to a more secure mechanism. Thanks also to Greg Slovik who assisted with the gate repair.

Please do not leave the gate unlocked! Thank you.

## Article 6 of the Covenants

Article 6 of the Covenants requires all homeowners to obtain the approval of the Covenants Committee prior to making any "architectural changes" on their property.

This is to preserve the harmony of the existing design of our community in order to retain its value. Any change in appearance should fit in with the overall scheme of Forest Glen Station.

What exactly is an "architectural change" and would therefore require submission of a request to the Covenants Committee? There are three main types of architectural changes requiring approval.

First, the obvious: If a homeowner would like to erect any type of structure including, for example, a fence, storage shed or wall, on his or her property, a Request for Architectural Change has to be filed with the Covenants Committee.

The second type of change can be more subtle and includes any kind of change to the original appearance of Forest Glen Station. Painting the entrance door in a color different than its original one, installing a different outdoor light fixture or installing additional outdoor lights, or the installation of a storm door are all examples for changes also requiring prior approval.

The third type of architectural change encompasses any alteration of the landscaping. A homeowner who would like to lay down stones to create a walkway needs to ask the Covenants Committee to approve this "landscaping" change.

If Covenants Committee approval was not received for an architectural change, the homeowner may be in violation of the Covenants and may be subject to fines. In addition, the Covenants Committee can require the homeowner to restore the home to its original condition at the homeowner's expense.



Darcy Forest Drive houses view

## Organization

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Station Community*

### Chairs of the HOA Committees

#### Landscaping and Grounds

Vincent Hughes—[Vincent@v-zation.com](mailto:Vincent@v-zation.com)

#### Parking and Safety

Robert Tarkington—[robtark@verizon.net](mailto:robtark@verizon.net)

#### Covenants

Kevin Covert—[coverts\\_2000@yahoo.com](mailto:coverts_2000@yahoo.com)

#### Social and Communications

Daniel Kilcoyne—[dkilcoyne@datafront.com](mailto:dkilcoyne@datafront.com)

#### Budget and Finance

Jason Sartori—[jason@jksartori.com](mailto:jason@jksartori.com)

#### Newsletter

Lesya Covert—[coverts\\_2000@yahoo.com](mailto:coverts_2000@yahoo.com)

We are on the Web!

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

## How are we doing?

*The Forest Glen Station HOA needs your feedback on its current Website,*

[www.forestglenstationmd.org](http://www.forestglenstationmd.org). *What information*

*would you like to see displayed? Do you find it*

*easy to navigate? What can we do to improve it?*

*We want to hear from you! Please send your*

*suggestions and comments to*

[webmaster@forestglenstationmd.org](mailto:webmaster@forestglenstationmd.org).

*This newsletter is also created to serve the*

*needs of the FGS community. Please use these*

*pages for announcements about family arrivals,*

*address changes, or other neighborhood news.*

*Thanks!*

## My Tour of Duty in Kabul, by Pamela Keeton

I recently returned from Afghanistan where I served a six-month tour as the director of public affairs for Combined Forces Command Afghanistan, which encompasses the entire country and most of the U.S. and Coalition forces there.

Many of my neighbors were surprised to learn that I am a reserve Army officer. Although I had to put my life in Forest Glen behind me for awhile and leave my husband to care for our family and home by himself, the tour in Afghanistan was the most rewarding experience of my 24-year military career.

I was able to see first hand the progress being made there everyday, the Afghan's struggle to re-establish their culture and identity after years of occupa-

tion, and the untiring efforts of the US and international communities to help them. I am proud to have been part of that effort.

While in Afghanistan I witnessed the first presidential election and inauguration, the opening of new schools, the demobilization of militia and turning in of weapons, the successful stand-up of the Afghan National Army, and many, many other steps toward rebuilding the war-torn country.

But what touched me most personally was the happiness of the people amid the dust and ruin left by former occupiers, the hospitality of the people even when they had very little to share, and their love for Americans.

It is good to be home again, but I will never forget the people of Afghanistan and the work we are doing there. Despite the bumps in the road along the way, we can be very proud of our contributions to rebuilding that country and how it contributes to stability in that entire region of the world.

