



1st Quarter 2005

Hampshire Greens Community Newsletter

Verizon Update

Verizon has scheduled an update to the communications network in Hampshire Greens. NTI, LLC has been engaged as a subcontractor to perform the work. If you have any questions, concerns or other issues related to the work in the public right-of-way being performed please contact:

NTI at 410.796.7700

This line has voice mail. If you call is not answered immediately, please leave a message and someone will return your call.

HOA MEETING

Wednesday, March 2

7:00 pm Clubhouse

This will be a very short meeting to confirm replacement board members.

Community Volunteers Needed

Your community is seeking volunteers to participate in the Architectural Covenants Committee (ACC). This committee is the most important community organization since they are responsible for setting and maintaining the home improvement guidelines, review improvement applications, and verify compliance. The committee meets once a month, primarily during the spring, summer, and fall when residential improvement applications are at their peak.

In addition, the HOA Board of Directors has two vacant officer positions open for consideration. As specified in our community bylaws, only the Board members will vote to appoint replacements, since these are for an officer who has resigned and for one who has moved out of the community.

If you'd like to learn more about these opportunities, please contact Lucy Wilson at IKO for more details.

HAPPY NEW YEAR 2005!



Please congratulate the following residents who were selected during our Annual Holiday Decorating Contest!

1st Place: The Brockett Family 16835 Harbour Town Dr. (see photo)

2nd Place: The West Family 16814 Harbour Town Dr.

3rd Place: The Walters Family 609 Mission Hills Ct.

Welcome to Hampshire Greens!

Here are new neighbors that have moved into Hampshire Greens since September 30:

The Henderson Family
16707 Harbour Town Dr.

The Shahid Family
404 Hilton Head Ct.

The Sylla Family
438 Firestone Dr.

Let's give them a warm welcome!

An Introduction To Jason E. Fisher, Esquire & Lerch, Early & Brewer, Chtd.

The Hampshire Greens Homeowners Association Board of Directors is pleased to introduce Jason E. Fisher, Esquire, who was recently selected by the Board to serve as legal counsel for the Association. Mr. Fisher is a partner with the Bethesda-based law firm of Lerch, Early & Brewer, Chtd.

As legal counsel to the Association, Mr. Fisher and his firm will handle legal matters as they arise in the community. These include taking action to collect delinquent accounts, offering legal advice and guidance to the Board of Directors and its management agent, interpreting the documents that govern the Association and helping to uphold the covenants and rules of the Association. In addition, Mr. Fisher will be available by telephone for unlimited consultation with the Board President and the Association's managing agent; will attend and provide legal counsel to the Association at its Annual Meeting; will provide the Board with a monthly status report of all pending legal related activities; will review the Association's community newsletter before publication; and will meet with the Board on an annual basis to outline a strategic plan for the coming year.

More information about the firm can be found at www.lerchearly.com.

If you have any community news, photos, and/or amusing stories you would like to see in the newsletter, please send them to Jill Hsu: newsletter@hampshiregreens.com or call 301-476-8108

HOA Dues Collections

In keeping with the Board's "Zero Tolerance" policy, board members approved the publishing of delinquent HOA homeowners in HG Newsletters. Any homeowner in excess of 90 days past due, and/or who has been referred to the Association's legal council for collection, and/or has not established an approved repayment plan will be listed in all HOA Publications. If your account remains past due and you have not established an approved repayment plan, please contact Lerch, Early & Brewer at 301-986-1300. The following is a list of delinquent HOA dues homeowners as of December 31, 2004:

- Gilbert & Marie Augustin, 16905 Harbour Town Dr.
- Johnny & Debra Davis, 16829 Harbour Town Dr.
- Manju Bala Ohri, 16811 Harbour Town Dr.

Semi Annual Dues in 2005

In an effort to reduce administrative and collection costs to the Association, the Board voted at the September 22nd Board meeting to have homeowners pay their HOA dues semi-annually starting in 2005 (monthly payments in January and February, then March 1st (\$200) and September 1st (\$300). We would appreciate everyone making an effort to pay his or her HOA dues in a timely manner.



If you need or have a service, or item for sale to offer to members of our community, and would like it posted on the "Community Bulletin Board", contact Jill Hsu: newsletter@hampshiregreens.com or call 301-802-3995

Community Bulletin Board

Hampshire Greens Teens At Your Service:

Will babysit afternoons, evenings and weekends. Ellen Balatsos 301-476-7407 or 202-415-0296

Will babysit. Elle Brande 301-421-4308

Will babysit, give piano lessons. Ariel Hsu 301-476-8108

Will babysit, tutor K-5, do filing and organizing. Tore Jackson 301-421-1620

Will babysit. Becky Lakew 301-476-9299 or 301-910-0594

Will walk dogs, pet sit, water plants, collect mail/ newspapers, etc. Michael, Zachary, and/or Alexa Norberg 301-421-4462 or norbergs5@aol.com

Playgroup:

Looking to join or start a playgroup for infants/toddlers in HG. Call Kathy 301-421-1493

Volunteers Needed:

Walkers needed to help distribute Homeowners Association printed material in your immediate neighborhood. Jill Hsu 301-476-8108

More Snow?



The streets of Phase I and II are plowed by Montgomery County. The number to call if your street is missed is 240-777-ROAD. Phase III is plowed by a private contractor, hired by the developer.

The HOA is under contract with TruGreen for snow removal of common sidewalks. Emphasis is placed on the walks utilized by the children getting to the school buses. In accordance with the County Ordinance, all owners are responsible for the clearing of the sidewalks in front of their own homes within 24 hours of the end of precipitation.

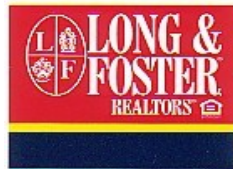
In addition, the HOA and Montgomery County recommends parking all cars in your garage and/or drive way to leave room for the snow plows. It is Community policy for all residents to use your garages and driveway space rather than parking on the street. If you mailbox is damaged by a snow plow, please report this to the County (240-777-7623) and report the damage to your property management company IKO. The sidewalks in front of your home must be cleared by you within 24 hours after a snowfall (this is a County law). According to the County website, snow shoveling services are offered for a fee by Casa de Maryland, a non-profit organization (301-431-4177 or 301-421-4185) but we encourage residents to reward neighborhood kids who would be happy to help.

Enforcement of Covenant Violations

On page 4 of this publication, you will find the Policy Resolution adopted by the Hampshire Greens Board of Directors on November 4, 2004, addressing enforcement procedures for covenant violations.

ADVERTISING OPPORTUNITIES

Residents wishing to advertise their business, contact Lucy Wilson: lwilson@ikorealestate.com 301-924-4050



Jill Hsu,
REALTOR®

Broker: 301-388-2600

Direct: 301-802-3995

Email: jill.hsu@longandfoster.com

Serving our community.

Specializing in residential and investment properties.

www.JillSellsMdHomes.com

If I may ever be of assistance to you, a relative, friend, or coworker, please don't hesitate to call.

School Assignment Appeals Submitted to Maryland State Board of Education

As a result of the Montgomery County Board of Education's decision to rescind the Farquhar MS boundary study, on December 17, 2004, Hampshire Greens submitted an appeals document to the Maryland State Board of Education. Four appeals were filed by Hampshire Greens residents to the State Board:

1. The school assignments are unreasonable, arbitrary, and inconsistent with the school assignment guidelines of the Montgomery County Public Schools (MCPS).
2. The school assignments are immoral and possibly illegal because MCPS knowingly isolates a small minority community from its mostly majority neighbors.
3. The Montgomery County Board of Education did not adhere to its own guidelines, practices, and publicly available data when it, without valid rationale, voted to rescind a boundary study that may have provided the opportunity to change at least our community's middle school assignment.
4. The Montgomery County Board of Education does not provide a process or mechanism for changing unreasonable school assignments that are inconsistent with MCPS guidelines and priorities.



MCPS responded with a motion to dismiss and a motion for summary affirmance. We mailed in our response to those motions, and now MCPS must respond. Assuming that all of our appeals are not dismissed by the State Board, the next step would be for a judge to rule (unlikely) or a hearing (most likely) to be scheduled.

While this process may seem cumbersome, it has strict time limits and appears to be significantly more structured and objective than the MCPS process. All we can do right now is let the process work, but in the future we may be asking for residents to attend hearings in Baltimore to testify on the community's behalf, and to send e-mails/make phone calls to State Board of Education representatives.

This is not the only path that the Education Committee has decided to pursue to secure school assignment changes for our community, but it is the one that we had to focus on first because of the very strict 30 day window in which we had to file this appeal. Thanks go out to all the residents who provided content, and reviewed/edited the appeals documents in advance of its submission. We would also like to thank the over 60 residents who agreed to be named to this appeal.

If you have any questions and/or would like to join your fellow residents in this effort, contact Darnell Daisey at 301-476-8165 or dkdaisey@aol.com

ICC Update

2005: ICC Decision Time

By late summer or early fall we should receive a decision from State Highway if and where the ICC will be constructed. The three options are: no build, Corridor 1 (master plan alignment), and Corridor 2 (MD 28/198). Our community has been active on this issue for the past three years with a handful of familiar faces voicing their. The majority of residents, elected public officials, and community associations feel that if the master plan alignment of the ICC, which is located a few miles south of our community, is not built we'd end up with a defacto ICC along the Norbeck Connector. The last public hearings prior to the alignment decision were this past January with eight residents testifying.

You still have the opportunity (until Feb. 25) to have your opinion recorded into the "Public Hearing Transcript" by visiting http://www.iccstudy.org/deis_form.php or by mailing your comments to:

Maryland State Highway Administration
Mail Stop C-301
707 North Calvert Street
Baltimore, MD 21202
ATTN: Project Manager, Mr. Wesley Mitchell



Policy Resolution No. 00-02
Of the
Board of Directors of the
Hampshire Greens Homeowners Association
Adopted on November 4, 2004

The following resolution has been adopted by the Association pursuant to its rights under the Declaration of Covenants, Conditions, and Restrictions and the Association Bylaws:

NOW, THEREFORE, BE IT RESOLVED that the ASSOCIATION desires to amend Policy Resolution No. 00-001 regarding enforcement procedures as stated below:

- 1) All owners and residents shall comply with all of the provisions of the Declaration of Covenants, Conditions, and Restrictions, the Bylaws, and all Rules and Regulations. Failure to comply with the aforementioned documents shall be grounds for action to recover damages or injunctive relief, for suspension of voting rights, for foreclosure of liens or any legal or equitable relief deemed appropriate.
- 1) In the event that any provision of the Declaration, Bylaws, or Rules and Regulations of the Association is violated, the owner shall be notified of the violation by certified mail, return receipt requested, said notice shall contain the language required by Section 14.6 of the Association's Declaration. Notice shall be sent to the address shown on the books of the Management Agent. If the owner is a non-resident, a copy of the violation shall also be sent to the tenant, at the property address, by first class mail. The owner shall be provided thirty (30) days from the date of the notice to correct said violation.
- 1) In any instance where the violation presents a health or safety hazard, the Association may take immediate action, at the owner's expense, to correct the violation. Notification of the action taken and the costs incurred will be made to the owner by certified mail, return receipt requested. Health or safety hazards may be reported by homeowners, the Covenants Committee, the Board of Directors, or the Management Agent. In the event of a health or safety hazard, the Board of Directors or the Management Agent should be called immediately to determine the best course of action.
- 1) The owner shall have the right to request a hearing regarding the alleged violation as set forth in the notice of violation. The request for a hearing must be submitted in writing, and received in the office of the Association's Management Agent within five (5) days of receipt of the violation notice.
- 1) In the event an owner does not bring the violation into compliance within thirty (30) days, or submit a request for a hearing within five (5) days of the receipt of the violation notice, a second notice shall be sent providing ten (10) days in which the owner must correct said violation. In the event that at the end of the 10 day period, said violation has not been corrected, a fine, in an amount to be determined by the Board of Directors in its sole discretion, will be assessed to the owner and corrective action and/or appropriate legal action may be taken by the Association. The owner will be held liable for any and all costs and legal fees incurred in connection with the correction of the violation. Extensions of time may be granted to owners that have taken substantial corrective action to cure a violation, and have received written approval to do so. In the event that there is a hearing the Board may assess a fine against an owner in accordance with Section 14.6 of the Association's Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Resolution this day of November, 2004.

HAMPSHIRE GREENS HOMEOWNERS
ASSOCIATION, INC.

Al DiMatteo, President

Attested by:
