

Manor Lake Civic Association

February 2012



Social Committee Plans

Do you remember this photo from the 2010 National Night Out?

That's right - four of your social committee in action: Phyllis Taylor, Paula Marple, Joellen Hayes and Michelle Bean.

At last September's general meeting, Michelle announced their next event is a Wine and Cheese Meet and Greet. Please see the flyer on page 7 for details. Watch for other events and details on the calendar on our website.

MANOR LAKE CIVIC ASSOCIATION

Box 768

Rockville, MD 20853

www.manorlake.org

Board of Directors

President - Rae Kordell

Vice Pres. - Linda Hansen

Treasurer - John Collich

Secretary - Michelle Bean

Members At Large -

Lori Austin

Phil Broadbent

Pat Wallace

Open positions (2)

Letter from the President

So far so good for January-no snow, no shoveling, and no reflectors needed for the fire hydrants! Let's hope this mild weather continues, although, February can be very touchy.

We hope you have been pleased with the solar lighting at the entrances. We have received compliments from many of you and appreciate your comments. Bret Lyhus headed this project. Not only is he very knowledgeable but he was most generous with his time. This project was a long time coming but well worth the wait.

You probably noticed the missing Alberta spruces at both entrances. This happened a few years ago before Christmas but only one was taken. Again, last year one was removed but this year we lost all six! Seems as though someone is in need of very small Christmas trees! Next year they will have to look elsewhere as these trees will be replaced by something not so nice to the touch. Vivienne Burke is working with our landscaper to plan for the replacements.

No doubt you have seen the thermometers at Bauer and Rocking Spring. We would like to see the temperature rising more quickly. So, if you have not paid your dues (of a mere \$35) for this fiscal year (10-1-2011 to 9-30-2012) we ask you to please fill out the attached form and become a paid member of the community. Although all residents are members, unless you pay

(Continued on page 2)

Zoning, Good and Bad News - Please read the important comments from Meredith Wellington of Neighborhood Montgomery. Use the link on our website to Neighborhood Montgomery and see "ZAP Meeting...plus a final report on the County Council's enactment of the CR Zones" for details.

Don't forget! MLCA General Meeting, Feb. 29; 7:30-9PM, Bauer Dr. Rec. Ctr.

President's Letter

Continued from page 1

your dues you may not vote for any issues at the General Meetings. It is up to each resident to help keep this the good community it has always been.

Speaking of voting, the voting for the executive board is May 30th. We need volunteers to be on the nominating committee and volunteers for office on the board. The board consists of president, vice president, secretary, treasurer, and up to 5 members at large. The nominating committee seeks out those who might be interested, collects biographies of each and prepares the information to be sent to the community. We would like to get the nominating committee started by March 1st.

Our social committee has been working diligently planning for the upcoming socials. We look forward to seeing many of you at the meet and greet on March 10th and the volunteer appreciation party on April 19th. Further information will be given at the general meeting on Feb. 29th.

The issue of crowded parking on Trailway and Manor Lake during functions

at the holding school on Bauer was brought up to the principal and Officer Prather. The principal said she would contact all parents regarding no parking on both sides of the street and Officer Prather said if it continues to be a problem to call the police and cars will be ticketed. No street should be impassable to other cars, trucks, or emergency vehicles, etc.

I look forward to seeing you at the general meeting. We will have two speakers - Officer Prather and a representative of the Rappaport Properties Management

I appreciate the privilege of serving you.

Sincerely,
Rae Kordell

Crime

Yes, we have had some crime in our community--a robbery, a burglary, some vandalism and the theft of some of our trees. The Neighborhood Watch has been very faithful in doing their patrols in the neighborhood. Some have been doing it since its inception six years ago. We need more volunteers in order to have full coverage every day of the month. Officer Prather will be at our

general meeting on Feb. 29th and will answer any questions you may have. We have asked for more frequent police drive throughs and have seen the ones during the day. Should you like to do your part for neighborhood safety please call Al or Rae Kordell at 301-871-6733.

Norbeck Street Lights

Finally the street lights on this side of Norbeck (across from the shopping center) have been installed. The engineers thought it best to have them face Norbeck rather than the houses as it would still allow for sufficient lighting for the residents. We requested this two years ago and were told at the time that it would take this long as the school flashing lights had to be installed first. Thank you for your patience!

Entrance Way Sign Lighting

For a recap and update on the solar entranceway sign lighting activities since the last general meeting, including the "break-in period" adjustments that have been made, please see the article beginning on page five.

Neighborhood Appreciation Party

It seems only fitting that we should give our thanks to all who volunteer their time in various ways. Without their efforts our community would not look as good as it does. This party is given every other year. It is not frivolous spending. It is a small thing to do for so many faithful persons. In case you are unaware of all the committees they are listed here.

- BLOCK CAPTAINS
- COMMUNICATIONS
- DISTRIBUTION
- EXECUTIVE BOARD
- NEIGHBORHOOD WATCH
- LANDSCAPE
- SOCIAL

We need also to thank various individuals who have given their time so generously to other areas -- Bret Lyus for the solar lighting, Dave Leibow for always getting our meeting signs at the entrances, and Mel Cooperman, Dave Leibow, Dave Goodrich and Al Kordell for cleaning up the properties that have been in foreclosure. This included tearing down sheds, cleaning out the junk left behind (and it was A LOT) and many times paying to have it removed, and mowing the lawn. So, to all I say THANKS!

Submitted by Rae Kordell

Check Out Your Manor Lake Website
www.manorlake.org

Membership Drive Results

We missed our goal of 60 percent paid members by December 17 as announced in the November flyer. As of mid January, only 46% of our households had paid their dues. However, there is still time to catch up and meet our 80% goal by the Feb. 29 general meeting. If you are one of those who have been putting it off, please join with those who have already done their part and make your payment today before you forget. Just like in football, it's a team effort and we can do it with your help! Don't be unfair and leave the burden on your neighbors who have already stepped up and paid. Your \$35 dues to your neighborhood association goes toward:

- Maintaining the entrances: clean up, mowing, landscaping and new solar panel lighting!
- Fun social events including National Night Out, Meet and Greet, and a yard sale
- Printing and distribution of the MLCA newsletter, special announcements, and the Manor Lake Community Directory.
- Support for one of the most active Neighborhood Watch Programs in Montgomery County.
- Reserve for future: improvements, unexpected expenses, legal fees for possible zoning and other issues.
- Insurance to cover our entrances and any accidents at association activities.

Remember, maintaining our community protects your property values. Here is a breakdown of payments so far by street. Please make your payment now. Talk to your neighbor and help bring your street up to 80%. Thank you in advance for your support!

<u>Street</u>	<u>Percent Paid</u>				
		Lake Terrace	57%	Rocking Spring Drive	57%
Bauer Drive	39%	Manor Lake Court	17%	Trailway Drive	44%
Clavel Street	48%	Manor Lake Drive	42%	Water View Drive	0%
Clavel Terrace	33%	Marlin Court	20%	Waterway Drive	70%
Lake Court	75%	Marlin Street	47%	Waterway Terrace	50%
Lake Drive	75%	Marlin Terrace	38%	Waterway Court	20%
		Norbeck Road	24%	<hr/> <hr/>	
				Total Community	46%

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Montgomery County Civic Federation

Montgomery County Civic Federation is a countywide nonprofit education and advocacy organization. MLCA is a member of the Federation and we have a representative from MLCA who receives updates on issues that would impact our neighborhood as well as minutes of their monthly meetings. Although many of the issues discussed are broad reaching relative to the county, in general it is incumbent on our board to be apprised of those upcoming proposals or changes in laws that particularly impact Manor Lake.

To that purpose we particularly watch anything to do with Montgomery Public Schools; transportation issues, including the proposed Rapid Transit System; changes to MARC Rail and the Bus Rapid Transit (BRT) which may affect some of our residents who depend on these forms of transportation to commute to work; and deer population control which definitely impacts our neighborhood.

Efforts are underway to have County and State

officials work collaboratively toward liberalizing appropriate regulations to extend the hunting season for deer and facilitate controlled and safe hunting on both private and public land to diminish the number of deer in residential neighborhoods.

These are only a few examples of issues that are currently being discussed that immediately impact MLCA residents. County problems are numerous and we will do our best stay on top of anything that would be of interest to our members and directly impact our community.

Submitted by Pat Wallace

Landscaping

A new landscaping company, Complete Plant Health Care, Inc. owned by master gardener, Eric Wenger, has now taken over maintenance of the two entranceways with pruning and rearrangement of plants to enhance the installation of the solar lights and panels. Unfortunately, during this past holiday season the Dwarf Alberta Spruces and Junipers were removed from each of the sites during the night hours. The executive board and the landscaping committee will

be working with Eric Wenger on whether to replace any of these stolen plants.

Submitted by Vivienne Burke

Election Judges

Montgomery County Board of Elections is seeking registered voters to serve as Election Judges in the upcoming 2012 elections. They need volunteers of all party affiliations; however Republicans and Spanish speaking persons are needed most. Interested? Use the link to Election Judge Frequently Asked Questions (FAQs) at www.ManorLake.org or use the link to the Montgomery County Board of Elections.

Manor Lake Website Updates

We have made a number of updates to our website. Recent changes include posting of some of this past years meeting minutes in the Documents and Pages section (more coming), updated calendar, updated links to Montgomery County Planning Dept., Planning Board, police & fire services. When visiting our sight, please click on the "Pages & Links" heading to see all links and documents. Note only registered users can see the Meeting Minutes and the Discussion Topics.

Solar powered lighting for the Manor Lake entranceway signs (seeing your membership dues at work and break-in period system adjustments)

At the May 18, 2011 General Meeting, MLCA members voted to approve the proposed budget to install professional grade photovoltaic (solar) / battery lighting systems for both Manor Lake signs located on the median islands at the Bauer and Rocking Spring entranceways. After Montgomery County approved our application for a right-of-way permit, installation of both systems was completed by Solar Electrics of Fairfax, VA in September. We now have illuminated entranceway signs -- a well deserved enhancement to the face of Manor Lake!

This was the culmination of extensive research, beginning in 2006, by concerned Manor Lake residents on the various means available for delivering power to illuminate these walls during the nighttime hours. This investigation concluded that professionally sized integrated photovoltaic / battery systems would offer the most practical and cost effective means to provide the necessary power for the delivery of grid quality (meaning comparable to the quality of electrical service provided by our local utility) lighting to our entranceway signs. A traditional grid connected or wired system, whether from a county street lamp post or from a PEPCO utility pole to either wall, had been determined to be cost prohibitive, as well as unnecessary.

At this point, you may be thinking: if these are grid quality lighting systems, why did I see them not working at the Rocking Spring site for about five nights in December and about two nights in January? This will be explained in detail below, but first, by comparison to local electric utility service (in nearly any region), the overall "power on" time throughout a given year is still comparable, or will exceed, that of electrical grid service, when you consider common widespread outages that utility companies experience as a result of large storms during an average year. In addition, our new solar lighting systems do not grow dim with insufficient battery charge, as do cheaper solar systems purchased online or in a local hardware store. The systems we have installed at the Manor Lake entranceways will deliver light at full brightness at all times (grid quality), except on those rare occasions when the system voltage controller detects an approaching over-discharge state for the batteries, in which case it will intentionally shut off the lights. After a day or more of good exposure to the sun, full service is restored.

After you read the following explanation of what took place in December and January, you may be even more pleased with the quality of design, equipment, and customer service that your membership dollars purchased when the MLCA acquired these solar lighting systems. The system at the Rocking Spring site actually shut down on those nights by design, to protect the storage batteries from a potentially damaging over-discharge state. Recall that the days in December and January are among the shortest of the year, and the sun's path through the sky is at its lowest angle in this season. This limits the overall charge time, relative to other months of the year. Add to this that we had an unusual amount of cloudy weather in December, and that there is a slightly larger load at the Rocking Spring site (due to the memorial plaque light), and system charging reached temporary periods whereby it could not keep up with the load. This led to the protective shutdown. Solar Electrics was called, and they promptly responded by adjusting the system computer to include a scheduled "off" time between the hours of about 3 and 5 AM. With the short days of these winter months, this limits the "daily" load on the system, and allows the charging from the solar panel to keep up with the overall load. As the spring season approaches, this scheduled "off" time will not be necessary, and will be eliminated automatically by the system computer as the days lengthen and nights become shorter.

Separately, there is the question of the solar panel height at the Bauer Drive site. Although the top edge of the panel is in line with the top of the wall, meeting the original MLCA

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specifications for this project, it appears higher in position and somewhat more noticeable than the solar panel at the Rocking Spring site. Solar Electrics placed it at this height out of concern for the occasional shadow that comes from the horizontal signal light crossbar located just above the south end of the median strip. Since it appears that this shadow is still covering portions of the panel for brief periods during these winter days of low sun, without any negative impact on system performance, Solar Electrics agrees that we may be able to lower the panel by 6 – 12 inches to make it less visible to passing traffic. A cost estimate to make this adjustment in height has been requested of Solar Electrics, and we are awaiting their response. The cost estimate for this adjustment will be discussed with Manor Lake residents at our next community meeting.

Beyond these initial system “break-in period” issues, Manor Lake residents can be proud of their community participation, and of our MLCA board members and officers, for having approved and implemented this highly visible and valued beautification project for the face of our community. This was an exciting step and significant accomplishment for Manor Lake!

Submitted by Bret Lyhus, Manor Lake resident and former officer and board member of the MLCA. Bret has worked in the energy industry for 20 years, including years working with various means of power generation, as well as in energy efficiency consulting. Bret currently works on energy and process efficiency solutions, as well as sustainability initiatives, for a large federal contractor.

2011 - 2012
Manor Lake Civic Association Membership Application
Directory Information and Dues Form

MLCA Membership dues are collected on a fiscal year schedule (October 1 – September 30). As prescribed in the Manor Lake Civic Association By-Laws, dues payment is required for full participation in the Civic Association, including voting privileges. Checks should be made payable to the Manor Lake Civic Association. Please complete the form below and mail it with your payment to: Manor Lake Civic Association, P.O. Box 768, Rockville, MD 20851

Name: _____ Exclude name from future directories _____

Address: _____

Phone: _____ Exclude phone number from future directories _____

E-Mail: _____ Indicate whether New, Changed or Add'l: _____

*** Note: Your e-mail address will not be included in the directory and will be only used for e-mail news and information from MLCA.**

Payment

Annual Dues.....\$ 35.00
Additional Contribution.....\$ _____
Total Remittance.....\$ _____

Thank you for supporting your civic association!

Rev 9-5-11

Jane Dobridge



“Your Neighbor, Your Realtor®!”

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Leisure World/Adult Community specialist

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