

## Information for Residents of Bel Pre Estates

Welcome to the Bel Pre Estates HOA. The information in this Guide can help you understand who we are and how we operate. For current information about our Association's leadership and activities, be sure to visit our website, [www.belpreestates.org](http://www.belpreestates.org).

The Bel Pre Estates Homeowner's Association is self-managed. It is privately incorporated and registered as a small business in the State of Maryland. It is led by a Board of Directors comprised of three to four homeowners.

The builder of the development was SKW Construction/Longview II LLC, which was owned and operated by le Ru Wang. This firm has completed all work in the development and is no longer involved in any operations of the HOA or surrounding grounds.

The HOA performs the following duties:

- Contracts for lawn mowing of common areas, which are the strip of grass to the right of Big Bear Court as you drive up the street, and the strip of grass around the storm water retention pond behind 14423 Big Bear Court. *All other lawn mowing is the responsibility of the individual homeowner.*
- Contracts for mulching of trees on the street (but not near homes), and planting of flowers at the front garden wall.
- Contracts for pruning of street trees. This is usually done every three years.
- Maintaining the storm water management pond at the end of the cul-de-sac.
- Other duties that benefit the residents of Bel Pre Estates and for which funds are available.

The Board of Directors meets on an as-needed basis. All homeowners should plan to attend the Annual Meeting, usually held in April at a neighbor's home, to elect the Board of Directors. Look for a notice via email or at your door.

Homeowners should know:

- Trash and items for recycling are picked up on Fridays. Put items to be collected at the curb no earlier than Thursday evening. Trash collectors do not go to the side or behind homes to pick up trash. Put cans, bottles, and plastics in the small blue bin. Put cardboard, newspaper, and white paper in the large blue bin. Do not put paper in the regular trash – all unsoiled paper is collected for recycling. Please keep trash cans and the recycling bin in the garage, behind, or beside your home. (Do not leave these items in the front, as doing so violates a covenant of the HOA.) If you have questions about recycling or need a blue bin, call the Montgomery County Division of Solid Waste Services at 240-777-6410. The cost for trash pickup is included in your Maryland/Montgomery County consolidated tax bill.
- The HOA does not arrange for mowing of individual lawns.

- We do not have arrangements with area health clubs, pools, or golf courses. You can arrange to purchase memberships at nearby facilities if you wish on your own. Tennis courts are available at Argyle Middle School on Bel Pre Road on a first-come, first-served basis. You may not build a swimming pool or ball court on your property without written permission of the Board of Directors.
- Please remember to drive slowly on the street. There are many children in the neighborhood who do not always walk on the sidewalks.
- You must control children and advise them that they may not walk, run, or ride scooters, bicycles, or skates onto the property of others without the neighbor's permission.
- The Aspen Hill Post Office is the provider of mail service to our development. For questions about service and delivery, call them at 301-871-4444. The closest consumer Post Office is among the stores at the Aspen Hill Shopping Center at Connecticut Avenue and Aspen Hill Road.
- Our voting poll is at the Moose Lodge on Bel Pre Road. If you have questions about voting or wish to register, contact the Montgomery County Voter Registration/ Information hotline at 240-777-8500.
- If you wish to arrange for cable television service, you have two choices:
  - Comcast. Visit [www.comcast.com](http://www.comcast.com) or call 1-800-266-2278 or 301-424-4400.
  - Verizon Fios: visit [www.verizon.com/fios/](http://www.verizon.com/fios/) or call 1-888-553-1555
- The public schools that serve our area are:
  - Grades K-2: Bel Pre Elementary School, 13801 Rippling Brook Drive, 301-460-2145.
  - Grades 3-5: Strathmore Elementary School, 3200 Beaverwood Lane, 301-460-2135.
  - Grades 6-8: Middle School Magnet Consortium, composed of Argyle, Loiederman, or Parkland middle schools. For details, call the Division of Consortia Choice and Application Program Services (DCCAPS): 301-649-8081.
  - Grades 9-12: Downcounty High School Consortium - Student Choice (space availability): Blair, Einstein, Kennedy, Northwood, or Wheaton high schools. For details, call the Division of Consortia Choice and Application Program Services (DCCAPS): 301-649-8081.

To enroll a new student, call the Montgomery County Public School System at 301-279-3331.

This is a summary of some important points from the Bel Pre Estates Declarations and By-Laws. (This is NOT a complete statement; for specific and complete information, consult your HOA documents. If you need a copy of these documents, visit [www.belpreestates.org](http://www.belpreestates.org) and download them.

- The HOA budget is established by a Budget Committee that is appointed by the Board of Directors. The Board adopts a budget each year and notifies residents. The budget describes items that the HOA provides for and their cost, such as lawn mowing of common areas, storm water pond maintenance, and other operations. *All owners are equally responsible for payment of established HOA fees. Failure to pay fees can result in a lien against your property and collections procedures, which may include court proceedings. All costs to collect fees, including attorney's fees and court expenses, will be added to the overdue account and is the responsibility of the delinquent homeowner.*
- You may build a fence not to exceed six feet (6') in height in your yard in the back and the side yards (up to the back of the house). You may not build a fence in the front yard or the sides of the front yard. Permission to build a fence requires written permission of the Bel Pre Estates Board of Directors *in advance of any construction.*
- You may build a deck, porch, or patio on the back of your home with written permission of the Board of Directors. You can get this permission by providing a copy of the deck plans to the Board or its designated Architectural Committee. Decks that extend more than two feet from the side of your home or on the front of the home are not permitted.
- You may not build, plant, or install a shed or other structure on common property. If you are unsure where your property line begins and ends, consult the site plan provided at your settlement. You may not remove trees or shrubs that are planted on common grounds, nor on the county easement at the front ten feet (10') of land at the front of your property bordering the street.
- You may install holiday decorations on the front of your home, but they must be removed within a reasonable period after the holiday is over.
- You may install a small satellite dish for television reception on the *back* of your home's roof. You may not install a dish on the front of your roof or side of your home where it is visible from the street.
- You may not place holiday decorations or other items on the front or side lawns. These items may include fountains, bird baths, lawn ornaments, Reindeer/Santa Claus or similar fixed or mobile structures.
- You may not build a sidewalk on the front or side of your property without written permission of the Bel Pre Estates Board of Directors.

- You must maintain your lawn by cutting it regularly. You must also care for shrubs, bushes, trees, and other plants that are visible from the front of your property so they present a pleasant appearance.
- You must keep dogs on your property at all times and kept within voice control. Dogs must be on a leash when they are not on your property. The pet owner is responsible for picking up and disposing of any feces that the animal leaves anywhere – even on his or her own property.
- You may not leave vehicles on grass areas. All vehicles parked on the street and in the driveway must have current license plates. You may not park commercial vehicles (trucks, vans) on the street or in your driveway.
- You may not practice sports (such as golf) by hitting balls or other items such that they fly or roll into any common area (back conservation area or front street.)
- State and county laws and regulations that affect you as a homeowner include a few items listed below. For more information from Montgomery County, see the web site: <http://www.montgomerycountymd.gov>
- State of Maryland regulations prohibit the removal of living trees that are taller than six feet (6') anywhere on your property without written permission of the State Arborist or his designee. You may remove trees if they are dead or diseased. The cost to remove or maintain trees is the homeowner's responsibility. If you have questions, contact the Maryland State Forester's office at 301-854-6060.
- You may not rent a portion of your home as an "accessory apartment" to a person who is not related to you without a license issued by Montgomery County. If you have questions, contact the Montgomery County Division of Consumer Affairs at 240-777-3636.
- If you wish to install an alarm system, permanent exterior lighting, or build a structure (such as a deck, patio, or shed), you must have an electrical and/or building permit. If you have questions, contact your contractor or the Montgomery County Department of Permitting Services at 240-777-6360.
- All dogs and cats must be licensed and vaccinated. Please contact your veterinarian if you have questions or the Montgomery County Department of Animal Control and Humane Treatment at 240-773-5960. There are several reputable veterinarians in the area. You can find a local veterinarian listed in the yellow pages of the telephone directory.
- All motor vehicles that belong to permanent residents must be registered with the State of Maryland. If you have questions, contact the Motor Vehicle Administration at : 1-800-950-1MVA (1-800-950-1682) or visit <http://www.mva.state.md.us>.