April Board Election To Feature Electronic Voting

By Andrea Echber

As a way to increase participation in the upcoming April King Farm Board of Trustees election, the Board of Trustees has agreed to implement an electronic voting system. In order to ensure all registered voters in King Farm can vote electronically, the management staff is attempting to obtain e-mail addresses for all residents. Electronic voting provides a more efficient way for every Titleholder and Citizen who wants to vote; no mailing proxies or ballots back or bringing proxies or ballots to the Management Office. Additionally, electronic voting also reduces the time spent counting ballots. Electronic delivery of the Annual Meeting materials helps reduce costs associated with the printing and mailing of the materials.

For Titleholders listed in the Management database, you will receive a post card with your registration code to vote. Some titleholders will also receive an e-mail notification. To ensure you receive the notification, add the domain @votenow.org as an approved domain in your address book/contacts. Please make sure to provide your contact information to the King Farm Management Office at management@kingfarm.org as soon as possible so it can be added to the community database.

King Farm Community Election Slated for April 26
Residents to Elect Two Trustees to Serve on the Board and KFCA President

By Andrea Echber

This April, King Farmers will set out to cast their votes to elect two (2) Trustees seats on the King Farm Citizens Assembly Board of Trustees (BOT) and a new President. The two Trustees seats held by Barry Jackson and Nancy Paul will expire in April, these seats will serve a two-year term. The position of President will also serve a two-year term.

Before the election can take place, residents who are interested in serving as either a Trustee or President must submit their Petition for Candidacy to the management office by the posted deadline of February 26, 2020. The PETITION for Candidacy form can be picked up at the Management Office or by downloading it from www.kingfarm.org.

Serving on the Board is an important community responsibility, which includes developing and voting on the Assembly’s annual budget, as well as attending monthly meetings, workshops and special meetings.

The candidates will be announced in the March edition of the Chronicle and residents will have an opportunity to meet the candidates and ask questions.

KING FARM BOARD ELECTION Continues on page 6...

King Farm Committee
Meet & Greet / Town Hall
Meeting Coming Soon

By Brenda Ruff, General Manager, CMCA, AMS, PCAM

The King Farm Citizens Assembly is giving the community an opportunity to learn more about the importance of volunteering in the Assembly and how you can help our community. A Committee Meet & Greet event will be held on Wednesday, March 11, 2020 from 6:30 p.m. to 8:00 p.m. at the Saddle Ridge Community Center.

The Meet & Greet is the perfect opportunity to learn about the various community committees, the Assembly’s organizational structure, meet current Board of Trustees and committee members. Currently the King Farm Citizens Assembly has openings for volunteers to serve on the Architectural Design Trust (ADT), Board of Code Compliance (BOCC), Budget and Finance Committee, Election, Pool and External Affairs Committees.

After the Meet & Greet, a Town Hall meeting will be held to discuss upcoming resolution clarifications, and community design and exterior maintenance standards. If you have any questions, please feel free to contact Management at management@kingfarm.org.
HOME | Protect Your Greatest Investment

- Share the love...Donate unused household items to clear clutter and help those in need.
- Understand NEW Maryland laws addressing smoke and carbon monoxide detectors. Replace or install as needed.
- Is your hot water heater over 10 years old? Consider a replacement to prevent flooding.
- Call your HVAC company to schedule your spring HVAC maintenance.
- Replace rotting wood around the home to retain value and protect your investment.
- Do your windows need replacing? New windows offer energy efficiency and long term value.
- Check the operation of your sump pump. Replace if needed to prevent flooding.
- Have a Sprinkler System? Call your favorite plumber to replace the backflow prevention device every 5 years to protect potable water.
- List needed repair items and begin tackling repairs to keep maintenance manageable.
- Selling Soon? Consider updates to maximize home value. Buyers in King Farm focus on kitchens, baths and age of major systems. Call me to discuss home improvements that maximize value.
- Wondering what your home is worth? Let’s talk. I live and work in the neighborhood and happy to meet at your convenience. Never an obligation!

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Thinking of a career in Real Estate?
Call me or Janice Raffel at 301-548-9700
To see a full list of events and to interactively download items to your calendar, go to www.kingfarm.org
All events are held at the Saddle Ridge Community Center, 300 Saddle Ridge Circle unless otherwise noted.

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KING FARM BOARD OF TRUSTEES
2020 Board Meeting Schedule

Board meetings are typically held on the third Wednesday of the month at 300 Saddle Ridge Circle at 7:30 p.m.

FEBRUARY 2020
Regular Board Meeting ......................... Wednesday, February 19, 2020

MARCH 2020
Regular Board Meeting ......................... Wednesday, March 18, 2020

APRIL 2020
KFCA Candidate Forum ......................... Wednesday, April 15, 2020
If Needed
KFCA "Annual" Election Meeting ............... Sunday, April 26, 2020 @ 2:00 pm

MAY 2020
Regular Board Meeting ......................... Wednesday, May 20, 2020

JUNE 2020
Regular Board Meeting ......................... Wednesday, June 17, 2020

JULY 2020
Regular Board Meeting ......................... Wednesday, July 15, 2020

AUGUST 2020
Regular Board Meeting ......................... No Meeting Scheduled

SEPTEMBER 2020
Regular Board Meeting ......................... Wednesday, September 16, 2020

OCTOBER 2020
Regular Board Meeting ......................... Wednesday, October 21, 2020

NOVEMBER 2020
Regular Board Meeting ......................... Wednesday, November 18, 2020

DECEMBER 2020
Regular Board Meeting ......................... No Meeting Scheduled

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Manager's CORNER

By Brandi Ruff, CMCA, AMS, PCAM, King Farm General Manager

Update Your Contact Information
In order to ensure all Titleholders and Citizens are receiving up to date communications from the King Farm Management Office, please provide Management with any changes to your information to include: name, mailing address, phone numbers, and email. Please contact King Farm management at management@kingfarm.org with these changes. Consour (King Farm’s management company) also has a homeowner portal that allows you to update your contact information and provides account payment history. Please visit www.consour.com to register your account. If you need your security key or have questions, please call 301-924-7345. Residents should also log into their Kingfarm.org accounts and update their profiles with current email information and phone numbers.

Committee Meeting Reminder
Just a reminder the Board of Code Compliance (BCCC) meets on the second Monday of the month and the Architectural Design Trust (ADT) meets on the second Wednesday of the month. Any changes in scheduling will be sent via email. Please make sure you are signed up with the Management Office.

Alley Lights
Remember to check your alley light on a periodical basis to ensure the bulb has not burned out or to make sure it is still working. Inspections are done on the alley lights once a month. Please remember to keep a check that your light goes on at dusk and off at dawn.

E-mail Alerts
The King Farm website also features a link to receive King Farm e-mail alerts. The e-mail alerts are designed to help keep you connected with what’s happening in King Farm. Log on now to www.kingfarm.org and click on “sign-in” to register.

The King Farm website also features a link to receive King Farm e-mail alerts. The e-mail alerts are designed to help keep you connected with what’s happening in King Farm. Log on now to www.kingfarm.org and click on “sign-in” to register.

When the Snow Falls in King Farm...
And when it does, please remember not to park in alleys and try if possible to park in your garage and not on the street. This will enable the snowplows even more access to the roads and alleys thus providing better clean up and salting. What does this mean for you? A quicker and cleaner route in/out of the community and by parking in your garage, less time scraping snow and ice from your vehicle. Thank You!

KFCA Winter Common Area Maintenance
The mowers are silent, however there is still a lot of work going on in the KFCA common areas.

Winter clean up continues for leaves dropping late. Renovation pruning of overgrown shrubs starts at the end of January. Special care and attention will be placed at intersections to increase driver line of sight. Shrubs that are routinely pruned need to be opened up to allow better airflow and sun exposure. This leads to a healthier plant.

CLUB crews will be monitoring winter turf weeds, trees and shrubs for any signs of insects and monitor turf that was seeded and had compost added in the fall.

An extensive tree pruning program will begin in early February. This dormant period pruning is the best time to shape trees that are overgrown or have branches impeding walkways or driving lanes. This also promotes new growth in the spring.

Many of the homes in KFCA have large trees in the common area adjacent to their homes. The leaves, along with positioning of the home, leads to a lot of shade during the peak growing season. Healthy lawns need 44 hours of direct sunlight a day. Without the sun, turf becomes weak and thins out. Weeds tend to dominate poor turf areas as they grow anywhere.

The island on King Farm Blvd. is slated to have the dead trees removed and a different design implemented. There will be more summer color with the addition of Cape Myrtles.

Cleaning Up After Your Pet
As everyone knows, it is a law to clean up after your pet but some still do not do this. There are several Doggie Waste Stations around the community that have bags and a place to dispose of the bags, once you have cleaned up after your pet, to help keep the community pet waste free. Please utilize these Doggie Waste Stations and help keep King Farm a clean environment for all.
Winter SAVINGS

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King Farm Village Center
Activities AND EVENTS

By Andrea Escher

Reservations Now Being Accepted for Spring NYC Trip
Back by popular request, we are heading back to New York City this spring! Our chartered bus will leave King Farm’s Saddle Ridge Community Center on Saturday, April 25, 2020 at 6:30 a.m. and will arrive at the Manhattan area around 9:00 a.m. Residents will then be on their own to see the sights, catch a show on Broadway, do a little shopping or just find a great place to eat. The bus will leave New York at 8:30 p.m. and will arrive back in King Farm after midnight. The cost to participate in the bus trip is $45.00 per person, this registration fee is non-refundable. To register, please email activities@kingfarm.org for a registration form. Upon receipt of your payment, information will be given as to how to pay and secure your seat on the bus.

This event is open to all King Farm residents and their non-resident guests. Children who do not require an infant, booster or car seat may attend. Space is limited to the first 56 people who register and submit their payment. For questions, please email activities@kingfarm.org.

St. Patrick’s Casino Night
Get ready for the return of Casino Night in King Farm with a special St. Patrick’s Day theme! Join your neighbors (ages 21 and over) on Saturday, March 14, 2020 from 7:00 p.m. to 10:00 p.m. at the Saddle Ridge Community Center. All the major casino tables will be set up for neighbors who enjoy Blackjack, Poker, Roulette and Craps. Due to space limitations, advanced registration is required. This event is open to King Farm residents only, sorry NO non-resident guests. Space is limited to the first 65 people to register.
Registration will open online on February 28, 2020 via the King Farm Email Blast and KingFarm.org website.

2020 Calendar of Events

FEBRUARY
Valentine Happy Hour ........................................... Saturday, February 15

MARCH
St. Patrick’s Casino Night .............................. Saturday, March 14

APRIL
Spring Fling & Egg Hunt ................................. Saturday, April 4
Spring NYC Bus Trip ........................................... Saturday, April 25

MAY
King Farm Annual Yard Sale.... Saturday, May 2 at King Farm Park
Movie on the Lawn .............................................. Saturday, May 16

KING FARM BOARD ELECTION
Continued from page 1...
the candidates and ask questions during a Candidates Forum on April 15, 2020 at 7:30 p.m. Election Day will be held on Sunday, April 26, 2020 from 10:00 a.m. to 2:00 p.m. at the Saddle Ridge Circle Community Center, 300 Saddle Ridge Circle. Cast your vote in person at the Community Center or mail-in your ballot.

After the election, the King Farm Citizens Assembly will host the community’s Annual Meeting at 2:00 p.m. on April 26, 2020. Election winners will be announced, as well as an overview of King Farm in 2019 and what to expect in 2020.
All resident titleholders of houses and condominium units, as shown on the Assembly’s records, are automatically registered as Citizens. All other persons, including tenants and other occupants of a King Farm residence who are not the record owners of the residence, must complete a Citizen Registration Form in order to register as Citizens with the Assembly and participate in the Assembly elections. Persons who are in doubt as to whether they are listed with the Assembly as a registered voter or the record titleholder of a residence should complete the Citizen Registration form. Non-registered King Farm residents who would like to vote in the April 26 election must complete and return the form to the Management Office at 300 Saddle Ridge Circle, Rockville, MD 20850 by April 3, 2020. Citizen Registration forms can be picked up at the Assembly office or by downloading the Registration form from www.kingfarm.org.

For more information or questions regarding the upcoming election, please contact General Manager Brandi Ruff at 301-987-0122 or management@kingfarm.org.
Stay tuned next month for a complete update on all the Election action in King Farm and an upcoming special Meet-the-Candidates article in the March edition.

Be Impressed

THE LOCATION. THE SERVICE. THE AMENITIES. THE REPUTATION. THE OPPORTUNITIES.
The endless ways for you to engage and connect with friends, neighbors, and the community. Visit us and experience what life is like at Gardenside at Ingleside at King Farm. We are confident you will be impressed.

SCHEDULE YOUR PERSONAL TOUR TODAY!
City News & Events

Spring Sports — Now Registering
Registration for youth and adult sports is now open. Adult sports during the spring are: men's softball, coed softball, coed basketball, coed volleyball (indoor and beach), and coed soccer. Game nights vary. Registration deadlines for adult league players and teams are in late March. Youth sports for spring are youth coach-pitch baseball, T-ball, soccer, and track and field. Practice for youth track and field begins at the end of March, with meets beginning mid-April. Practices for youth soccer, T-ball, and coach-pitch baseball begin in early April, with games beginning mid-April. The registration deadline is Thursday, March 5, with a discount for early bird registration until Friday, Feb. 28. Coaches are needed for teams in spring youth sports leagues. If you're interested in taking part, contact sports@rockvillemd.gov. Visit www.rockvillemd.gov/recreation/sports for a guide to league details and registration information or call 240-314-8620.

Community Police Academies Offer Hands-on Experience
Community members can learn what it takes to be a police officer through the Rockville Community Police Academy or a special course aimed at 60- plus residents. Registration is open for the Rockville City Police Department's free, eight-week Rockville Community Police Academy. Classes will meet 7-9 p.m. Thursdays, March 26-May 14 in the conservatory of Glenview Mansion at Rockville Civic Center Park, 603 Edmondson Drive. Participants 18 and older will learn about all aspects of the department, receive hands-on training and earn a graduation certificate upon course completion. More information and registration, email Cpl. Kevin McBride at kmcbride@rockvillemd.gov. RCPC is also offering a free course highlighting safety for the 60+ population and exploring code enforcement, the K-9 unit and forensic science. Participants will also tour the police station. Classes meet from 10:30 a.m.-noon on Wednesdays, April 3-May 6, in the Arizona Room of the Rockville Senior Center, 1150 Carnation Drive. Register for course #12987 at www.rockvillemd.gov/registration.

Save the Date for Hometown Holidays
The Hometown Holidays Music Fest returns to Rockville Town Center this Memorial Day weekend. The 32nd annual free festival will feature four stages of entertainment, the Taste of Rockville and activities for kids, from noon-8 p.m. Saturday, May 23 and Sunday, May 24. The city's 76th annual Memorial Day Ceremony and Parade will take place from 9 a.m.-1 p.m. Monday, May 25, in Town Center. Applications to participate in the parade will be available beginning Monday, Feb. 3 at www.rockvillemd.gov/111. The city is seeking speakers for the Memorial Day ceremony. Rockville and Montgomery County residents who have retired from, or currently serve in, the United States military are eligible to take part in the ceremony. Volunteers speakers must be comfortable speaking in public and must prepare a five- to seven-minute speech about their experiences in the armed forces, including what it means to serve and to honor those who have served. Contact Amanda Knox at aknox@rockvillemd.gov or 240-314-8664 to participate or learn more. Find more details, as they are announced, at www.rockvillemd.gov/111 and "City of Rockville Hometown Holidays" on Facebook.

Get Set for the Suds & Soles 5K
Registration opens Friday, Jan. 31 for the 2020 Suds & Soles 5K. This year's race, to be held at 7:30 a.m. Saturday, June 20, has once again been selected as the Maryland Road Runners Club of America 5K Championship Race. The Montgomery County Road Runners Club and the City of Rockville are teaming up again to present this 5K course on neighborhood roads that begins and ends in Town Center. The post-race party will feature the opportunity to sample great beverages from local breweries. A KidZone, for children 10 and under, will feature a kids fun run, children's activities and light refreshments. The race features a tiered pricing structure offering limited slots at reduced prices. Register early and save, and learn more, including about sponsorship opportunities, at www.rockvillemd.gov/sudsandsoles.

Want to Grow Your Own Vegetables?
King Farm Garden Plots Now Available
By Diez Zellweger

Watkins Pond Community Gardens is a members-only, non-profit organic garden located in King Farm near the intersection of Gates Drive and Watkins Pond Blvd. The goal of WPCG is to provide a hands-on approach to organic gardening. We also provide community service by donating vegetables to Manza or other local food centers. For more information about the garden and its bylaws, see WATKINSPOD- COMMUNITYGARDEN.ORG.
WPCG has a number of "half" plots (approximately 150 sq. ft.) available for the 2020 season at a cost of $33. To be eligible for membership, you must be a Rockville City resident. We expect members to be actively involved in the maintenance, running, and upkeep of the garden. The bylaws have more detail about garden rules and member obligations. If you are not yet a gardener - don't worry. Many of our members have years of experience and welcome the opportunity to teach you to garden. If you are interested, please contact wpchostboard@gmail.com.

INGLESIDE ENGAGED
Social Day Program at King Farm

Ingleside Engaged, our social day program for individuals living with cognitive change, has a brand new home in our Center for Healthy Living. This program is person-directed and deliberately designed to offer variety and enhance vitality by integrating physical, cognitive, social, creative, and meaningful programming each day.

Please contact the Ingleside Engaged Program Coordinator at info@inglesideonline.org or 240-205-7079 for more information.

INGLESIDE AT KING FARM
www.ikfdm.org/engaged
240-205-7079

Ingleside at King Farm is an HAI-accredited, CARF-accredited, SAGECare-certified, life plan community.
Schedule Your Clean-up

NOW IS THE TIME!!

Benefits of an early spring clean-up:

- There are a lot of winter weeds that flourish in the early spring. (EX: Chickweed and Hairy Bittercress)
- Cultivating the existing mulch, removing winter debris helps awaken plants from winter dormancy.
- Trimming back perennials helps rejuvenate new growth.
- Mulching early helps to reduce weeds.
- New plantings installed in spring have several months to adapt prior to summer heat.

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Landscaping Tips And Reminders

By Bill D'Witt, Community Landscape Services.

Well, the legendary groundhog, Punxsutawney Phil declared an early spring on February 2. With a 47% accuracy rate, here is what you can be working on in your landscape.

Winter cutbacks of perennial grasses and any heavy renovational pruning of shrubs can be completed in the coming weeks. You want to get the pruning finished before new blooms are set. This will diminish the ugly period between the pruning and the first seasonal burst of new growth. Shrubs normally fitting this category are Euonymus, Hollies, Hydrangeas, and Viburnums to name a few. Azaleas should not be pruned until three weeks after they bloom, if you cut them back now you will reduce the springtime blooms.

Trimming of trees can occur now as well, cutting branches away from windows, solar panels and satellite dishes is easier prior to leaf push in early spring.

Maryland law requires most turf fertilization until March 1. You can take soil samples now and send them off to a lab to get the pH level along with other pertinent information you may need before making any applications. Don’t be fooled with a few warm days, turf temps need to be above 50 degrees for at least three days before turf pre-emergent weed controls are applied. We often have late freezes and snow in our region and it is a good idea to keep an eye on the 10 day forecast before scheduling turf applications.

The University of Maryland is a great resource for information concerning your residential lawn and landscape. https://extension.umd.edu is where you can find the information.

Enjoy the early bulbs in bloom; crocus will be followed by early daffodils and then tulips.

Census 2020: Confidential, Safe and Secure

The federal government will conduct the 2020 Census this year and the City of Rockville wants community members to help meet the goal of counting everyone once and only once in the right place. Participating in the census impacts Rockville. Compiled every 10 years, census data is used by the government to define representative boundaries for congressional districts, state legislative districts and voting precincts and for enforcing voting rights and civil rights legislation.

It also determines how billions of dollars in federal funding are distributed for things like health care, senior centers, jobs, roads, schools and businesses.

All Rockville community members are encouraged to complete the census questionnaire by responding online, by phone or by mail. All data submitted online is encrypted to prevent hacking and protect privacy, using the highest and most recent standards for protecting personal information from cyber threats.

For more information about the census in Montgomery County, visit www.montgomerycountymd.gov/census.

Need legal advice? Contact your friend and neighbor.

Steven VanGrack, Esq.

Steven VanGrack Law, P.C.

Phone: 301-548-6734
Fax: 240-238-2516
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King Farm Snow Reminders

The winter season is upon us and that means snow! So just remember when it snows, all King Farm residents are responsible for removing snow from the driveways, sidewalks, and alleys. Snow accumulation can be dangerous and it is important to ensure the safety of everyone in the community.

A severe ice or snowstorm may affect the Management Office's hours of operation; you can check for revised hours by calling the Management Office at 301-987-0122 or by visiting our website at www.kingfarm.org. In the unlikely event of an office closure, voice mail will be checked periodically during the day, so you can leave messages at the above number regarding common areas (alleys, streets, etc.) that have not been treated. If you belong to a condominium association or are an apartment resident, please call your appropriate building management to ensure that your area is treated.

The Assembly removes snow and/or ice from all private streets (white signs/blue lettering), alleys, and common area sidewalks (like the sidewalks at the Community Center, Pleasant Circle, Route 355 and the bike path on Gaither Road). The City removes snow and/or ice from all the City streets and City sidewalks, and bike/canal paths located in King Farm. The City clears snow from 160 lane miles of roadways, 30 miles of publicly owned sidewalks, walkways and pathways, and 18 City-owned facilities and parks with parking lots. The City crews treat and plow roads in the following priority order:

1. Primary roads that consist of major arterial roads, emergency routes, central business districts and primary residential roads near schools.
2. Secondary roads that consist of the remainder of neighborhood streets, alleys and cul-de-sacs.
3. There are Primary and Secondary streets located in King Farm. Often residents residing on City streets in King Farm are concerned when they see other streets have been cleared and their streets have not. For more information, call the Public Works Department at 240-314-8500.

Remember that the City has a policy regarding parking on public streets designated "snow emergency streets" during snow emergencies. The Assembly has a similar policy for residential streets. Although not every public street in King Farm is a snow emergency street, it's still a good idea to follow this rule whenever possible. The City polishes the lots that are parked on the even-numbered side of the street whenever a snowstorm of 3" or more occurs, and then once the odd-numbered side of the street gets cleared, move your car to the cleared side so that plows can remove snow from the even-numbered side. The City can remove vehicles that are parked in violation of their snow emergency policy. King Farm residents should follow this procedure on all King Farm street streets whenever possible, this makes it easier for the City and our contractors to clear your streets as quickly as possible, thereby making it easier for you to find a clear spot in which to park.

If you have any questions or concerns, please do not hesitate to contact us at 301-987-0122 or visit our website at www.kingfarm.org.

Volunteer in the New Year!

King Farm Committees Seek Volunteers

The following King Farm committees are in need of volunteers. If you have the talent and time to serve on any of these community committees, we want you!

ARCHITECTURAL DESIGN TRUST

The King Farm Architectural Design Trust is a volunteer organization that maintains the visual integrity of the Community and Trustee. It considers and makes recommendations to the Community Trust on all applications (other than applications by Participating Builders or the Developer for new construction) by Titleholders (the owner of record of any lot or living units, whether one or more people or entities) for making design or visual changes to exteriors of the Lots and upon the improvements located thereon.

Changes in the visual appearance of the exteriors of structures on which they are situated may not be made until approval has been secured in writing from the King Farm Architectural Design Trust. Changes in landscape elements that involve additions, removal, or material changes in the appearance of trees, shrubs, fences, or hard surfaces and materials shall also require written approval from the King Farm Architectural Design Trust.

BUDGET AND FINANCE

The Budget and Finance Committee is responsible for reviewing the draft budget and monthly financial statements presented by the management. The committee makes financial recommendations to the Board of Trustees as needed. The committee will not be able to alter approved budgets or approve funds without Board of Trustees' approval.

ELECTION

The Elections Committee oversees and works with management in all aspects of annual Assembly elections. They are responsible for reviewing election decisions, presiding over the candidates' forum and election meeting, and counting the candidates' votes. This Committee is authorized each October and disbanded in May following the April election.

EXTERNAL AFFAIRS

The External Affairs Committee monitors the activities of external organizations (government agencies or representatives, government committees and commissions, public utilities, and businesses) as requested by the Board of Trustees with the responsibility of reporting such activities to the Board. The EA Committee is the "scouts" of the Assembly; they are constantly examining the impact (or potential impact) that external organizations have on our community and working with the City to understand and manage these impacts.

If you would like to be considered for a committee, please submit in writing your name, address, any relevant qualifications, and why you would like to be a member of the committee to management@kingfarm.org or call 301-987-0122 with questions.
It's not about me...it's about your property.

KING FARM ~ 1104 HAVENCREST STREET
Magnificent 4BR/3.5BA colonial with side load garage on premium corner lot. This home features approximately 3,600 s.f. of living area on 3 levels with 9-ft. ceilings, hardwood flooring on entire main level, new custom painting, recessed lighting, custom window treatments, gourmet maple & granite kitchen with designer backsplash & breakfast bar. FR with gas FP, main level study, finished basement with recreation room, full bath, and 2 storage rooms; huge deck with canopy and stairs to fenced yard.
SOLD PRICE ~ $730,000

KING FARM ~ 1109 HAVENCREST STREET
Fantastic, 4BR/3.5BA brick-front townhome with main level entry to entertaining areas, two bedrooms on each of the two upper levels, and a BONUS open loft-style recreation room on the top level. Built by Michel Harris Homes, this rare floorplan spans over 2,750 SF of living space on three levels all above ground with no basement. Move-in condition with special features including oak hardwood flooring on the main level, 10-ft. ceiling on main level, 9-ft ceilings on second level and cathedral ceiling on top level.
SOLD PRICE ~ $640,000

DARNESTOWN ~ HIGHLANDS OF DARNESTOWN
Remodeled & expanded 6BR/3.5BA brick & stucco colonial with Tudor accents and two-car garage, sited on a premium private 1/2+ acre lot. Dramatic two-story great room & music room/offices addition with loft above now offers approx. 5,500 square feet plus a rear screened-in porch. Special inside features include three fireplaces, hardwood flooring throughout most of the main and upper levels, recessed lighting, cathedral ceilings, skylights, and detailed moldings. Prof. landscaping with double decks, paver patio, Koi pond, and playhouse.
LIST PRICE ~ $750,000

ROCKVILLE ~ ROSE HILL
Rare model on a PREMIUM lot backing to conservation area and stream buffer in Rose Hill. This 4BR+den/4.5BA colonial features approx. 5,000 SF of living area including a bonus 20' x 14' sunroom on the rear main level. Special features include 10-ft. ceilings on the main and 9-ft. ceilings on the upper and lower levels, model home décor with custom painting and elaborate molding, hardwood floors on the entire main level except the sunroom, and new designer carpeting on upper level.
SOLD PRICE ~ $925,000

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Think Green When Buying or Selling

NEW ON MARKET
Selling Price $369,000
501 King Farm Blvd, 102
Main floor home with new Stainless Steel appliances and new floor. 1,345 square feet of living space.

UNDER CONTRACT
802 Grand Champion Drive, 101
Selling Price $450,000
Won’t last! No steps!
This well maintained main level condo with its own private terrace and an attached one car garage. Over 1,800 sq feet with hardwood flooring throughout. Floor plan available.

UNDER CONTRACT FOR ASKING PRICE
Selling Price $698,500
201 Creek Valley Lane
Beautiful attached Colonial in King Farm. Convenience of townhome, with the look and feel of a single family home. Over 3,000 sq feet above grade with a top floor loft. Patio and side yard

SOLD
FOR $490,000
805 Reserve Champion Dr., 204
Original Owners, Great Condition, Centex Condo with one-car garage, 1,793 sq ft

Free Home Warranty and Professional Staging Advice

"Thank you for being construction boss, interior decorator (painting tips), financial advisor of the market, persistent negotiator, and general all around problem solver. This was all accomplished with your innate knack for fairness and Irish cleverness."

— Jane & Roger seller of 555 Longhorn Crescent

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