**Bridget Donnell Newton Re-Elected As Rockville Mayor**

Rockville voters re-elected Bridget Donnell Newton as mayor, with 7,561 votes, or 63.75% of the total, according to unofficial results in the City of Rockville's historic Vote by Mail election. Four councilmembers were also elected: Monique Ashton, Beryl L. Feinberg, David Myles and Mark Pierchala. The Mayor and Council serve four-year terms.

Newton, a 36-year resident of Rockville, will return to the mayor's seat for a third term. She also served two terms as a councilmember. Mayoral challenger Virginia D. Onley received 4,230 votes, or 35.66%. There were 70 write-in votes for mayor.

**Ashton, Feinberg, Myles And Pierchala Elected To Council Seats**

Nine other candidates running for council received the following votes:

Kuan Lee, with 4,639 votes (10.30%)
Susan Pirman, with 4,339 votes (9.41%)
Cynthia Cote Griffeth, with 3,876 votes (8.61%)
James Hedrick, with 3,442 votes (7.64%)
Bridget Mullican, with 3,258 votes (7.23%)
Richard Ostfield, with 1,401 votes (3.31%)
Charles Luttrell, with 1,233 votes (2.74%)
Matthew Perkins, with 1,040 votes (2.31%)
Donald A. Maassen, with 508 votes (1.13%

There were 137 write-in votes for council members.

Results, which are posted at www.rockvilleemd.gov/ electionsresults, are unofficial until certified. Results will be certified and announced Tuesday, Nov. 12. Provisional ballots may change the vote totals.

This is the 66th election in the history of the City of Rockville and the first Vote by Mail election in Maryland history.

**King Farm Citizens Assembly Seeks to Appoint President To Fill Vacancy**

Due to the resignation of the President of the King Farm Citizens Assembly, the Board of Trustees is seeking a Citizen to appoint to this position.

To be considered for appointment, individuals must be Citizens in good standing. As defined in the King Farm Charter, "Citizen means and refers to any natural person, age eighteen or older, who takes up residence in King Farm within areas subjected to the Community Charter by a Declaration of Association, and notice of whose residence has been given to the Assembly in writing." Good standing refers to having no financial delinquencies or other delinquencies over 30 days.

In order to be effective in this role, the individual must be accessible during normal business hours via phone and email, must have access to email with the ability to check and respond to emails daily, must have the ability to walk/drive the community, must have the ability to come to the Management Office on occasion, and must be able to attend the Board of Trustees Meetings.

King Farm President

Continues on page 10...
Winter Home Care Tips

☑ Examine home insurance policy to ensure it provides proper coverage.
☑ Understand NEW Maryland laws addressing smoke & carbon monoxide detectors.
☑ Hot water tank over 10 years old? Consider a replacement to prevent flooding.
☑ Have your roof checked for loose or missing shingles.
☑ Replace rotting wood around the home to retain value and protect your investment.
☑ Do your windows need replacing? New windows offer energy efficiency and value.
☑ Check the operation of your sump pump. Replace as needed to prevent flooding.
☑ Replace the backflow prevention device on your sprinkler system every five years.

THANK YOU
KING FARM FOR YOUR CONTINUED SUPPORT
HAPPY THANKSGIVING
WISHING YOU HEALTH, HAPPINESS & LOVE THIS HOLIDAY SEASON

Long & Foster | Christie's International Real Estate
Thinking of a career in Real Estate? Call me 301-466-9552 or
Janice Raffe 301-548-9700 to discuss the opportunities.
KFCA Seeks Owner to Fill Conservancy Vacancy

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

Due to the resignation of the King Farm Citizens Assembly Representative on the King Farm Conservancy Board, the Board of Trustees is seeking an Owner to appoint to this position.

To be considered for appointment, individuals must be "an Owner of a residential living unit included within the jurisdiction of the Assembly, and in good standing." Good standing refers to having no financial delinquencies over 30 days.

In order to be effective in this role, the individual must be accessible during normal business hours via phone and email, must have access to email with the ability to check and respond to emails daily, must have time to read documents and other materials, must have time to walk/drive the community, must have the ability to work with management and must be able to attend the Board Meetings which are normally held once a month on a Thursday morning at 10:00 a.m.

The Conservancy oversees certain functions that encompass the entire King Farm community: residential shuttle bus service, and certain common areas, commercial aspects of the offices, hotel, Ingleside Retirement Home, and retail space in the King Farm Village Center.

This position is an appointment and the amount of time left on the appointment is unknown. A regular appointment is typically for a two-year period. The Conservancy oversees certain functions that encompass the entire King Farm community: residential shuttle bus service, and certain common areas, commercial aspects of the offices, hotel, Ingleside Retirement Home, and retail space in the King Farm Village Center.

If you are interested in being appointed to this position or would like more information, please contact the Management Office at management@kingfarm.org or call 301-987-0122. You will be asked to provide a statement of purpose explaining why you are interested in this position and any relevant experience and qualifications. Please submit your statement no later than noon on Thursday, November 13, 2019.

2020 Draft Budget Reflects 5% Budget Increase

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

The 2020 Proposed Budget for the King Farm Citizens Assembly (KFCA) was mailed out in September. The Board of Trustees will adopt the proposed budget during the Wednesday, November 20, 2019 Board meeting at 7:30 p.m. in the Community Center located at 300 Saddle Ridge Circle. Please note, the King Farm Conservancy (the entity responsible for the commercial portion of King Farm and the shuttle service) is adopted by the Conservancy Board separately.

The 2020 KFCA, "Draft Budget" reflects an overall 5% budget increase. The proposed 2020 fees for KFCA and the Conservancy are listed in the chart below which also includes a Conservancy Neighborhood fee for units in Phase 4 (Michael Harris Townhomes).

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Townhomes</td>
<td>$100.29</td>
<td>$12.51</td>
<td>$105.90</td>
<td>$12.75</td>
<td>$118.65</td>
</tr>
<tr>
<td>Phase 4 Townhomes</td>
<td>$8.10*</td>
<td></td>
<td>$8.10*</td>
<td></td>
<td>$16.20*</td>
</tr>
<tr>
<td>Condos</td>
<td>$75.30</td>
<td>$12.51</td>
<td>$79.42</td>
<td>$12.75</td>
<td>$92.17</td>
</tr>
<tr>
<td>Apartments</td>
<td>$25.08</td>
<td>$3.13</td>
<td>$28.47</td>
<td>$3.19</td>
<td>$31.66</td>
</tr>
</tbody>
</table>

The budget includes assessment adjustments for the in 2019. Below is a list of the adjustments made to the budget.

- The KFCA has not increased assessments in the last 3 years (2017, 2018, and 2019) despite the increased cost of vendor goods and services. Efforts have been made to preserve and maintain the community through the years; however, the community is over 20 years old and showing its age: wear and tear of roads, sidewalks, and brick crosswalks, concrete settlement, cracks, and spalling, community-wide plant material and trees in decline, and pocket parks, equipment, and other components at the end of their useful life. As part of best practices, a new reserve study was proposed in July 2019. The new reserve account was found to be in acceptable financial position, the engineer identified and recommended increased contributions to reserves to ensure adequate funding to complete upcoming projects.
- It is important to maintain proper funding for the operational and the reserve budgets. The most notable increase in the budget is for landscaping and the addition of an independent inspection service. After review of the work needed (especially for trees), a substantial increase was needed in order to address pruning, removal of declining trees, and installation of new trees.
- The budget can be found on the website www.kingfarm.org. Please feel free to send any comments or questions via email to management@kingfarm.org. Management will share your comments with the Budget & Finance Committee and the Board of Trustees.

KING FARM Calendar

NOVEMBER/DECEMBER 2019

<table>
<thead>
<tr>
<th>Sunday</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
<td>14</td>
<td>15</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>Board of Code Compliance Meeting 7:00 p.m.</td>
<td></td>
<td>ADT Meeting 7:00 p.m.</td>
<td>Bailey’s I Meeting 7:00 p.m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>18</td>
<td>19</td>
<td>20</td>
<td>21</td>
<td>22</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Bailey’s Commons Meeting 7:00 p.m.</td>
<td>King Farm Neighbors Village</td>
<td>King Farm Board of Trustees Meeting 7:30 p.m.</td>
<td>King Farm Village Center III 7:00 p.m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>25</td>
<td>26</td>
<td>27</td>
<td>28</td>
<td>29</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Happy Thanksgiving! Management office closed</td>
<td></td>
<td>Management office closed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>King Farm Neighbors Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
<td>14</td>
</tr>
<tr>
<td></td>
<td>Board of Code Compliance Meeting 7:00 p.m.</td>
<td></td>
<td>ADT Meeting 7:00 p.m.</td>
<td>Bailey’s I Meeting 7:00 p.m.</td>
<td></td>
<td>King Farm Holiday Party 10:00 a.m.</td>
</tr>
<tr>
<td>15</td>
<td>16</td>
<td>17</td>
<td>18</td>
<td>19</td>
<td>20</td>
<td>21</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>23</td>
<td>24</td>
<td>25</td>
<td>26</td>
<td>27</td>
<td>28</td>
</tr>
<tr>
<td></td>
<td>Christmas Eve Management office closed</td>
<td></td>
<td>Merry Christmas Management office closed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>30</td>
<td>31</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New Year’s Eve</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Manager's CORNER

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

UPDATED POOL RULES IN ADMINISTRATIVE RESOLUTION #13
In an effort to address pool related behavior, the Board tasked the Pool Committee to review the rules and provide recommendations. The Updated Pool Rules are expected to be adopted at the January 2020 Board Meeting. The draft can be found on the King Farm website www.kingfarm.org. For questions or comments, contact Management at management@kingfarm.org.

KING FARM SHUTTLE NO SERVICE HOLIDAYS
Please note that the King Farm Shuttle does not provide service on Thanksgiving Day, Christmas Day, and New Year’s Day.

HOLIDAY DECORATIONS
If you’re going to be putting up winter holiday decorations, please make sure they are in keeping with the King Farm Community Guidelines. Per the King Farm Community Code: “Exterior winter holiday decorations which are attractive, in good taste, and reasonable in size, number, color, and luminosity are permitted as long as such decorations are not placed upon a Lot or Living Unit before November 15th or removed from a Lot or Living Unit after January 15th, and provided that such decorations do not conflict with any applicable design standard.”

As always, we encourage you to contact the management office if you have a question or comment about living in King Farm. We’re here to help, so let us know if we can help you.

Happy Thanksgiving
and Happy Holidays!

Radha Ramanathan
Attorney at Law

I am an experienced family law attorney. Let me help you with your case. My office is conveniently located near King Farm. Call or email for a free consultation.

- Divorce
- Adoption
- Child Custody
- Child Support
- Guardianship
- Domestic Violence

The Law Office of Radha Ramanathan, LLC
One Research Court, Suite 450
Rockville, Maryland 20850
(240) 603-4099
radharamanathanlaw.com
www.ramanathanslaw.com

KING FARM MANAGEMENT OFFICE HOLIDAY HOURS
The King Farm on-site management office will have abbreviated hours during the holiday season.

Thanksgiving Office Hours:
The King Farm Management Office will be closed on Thursday, November 28, 2019 and will reopen on Monday, December 2, 2019.

Christmas/New Year’s Office Hours:
The King Farm Management Office will be closed on Tuesday, December 24 and Wednesday, December 25, 2019. The office will reopen on Thursday, December 26, 2019. The office will be closed on Wednesday, January 1, 2020 and will reopen on Thursday, January 2, 2020.

From all of us to all of you, we wish you a happy holiday season and healthy and happy New Year.

King Farm Board Takes Holiday Meeting Hiatus
The King Farm Board of Trustees will host the final meeting of 2019 on Wednesday, November 20, 2019 at 7:30 p.m. The Board will take a holiday season hiatus for the month of December and will return in January 2020. The January Board of Trustees meeting will be held on Wednesday, January 15, 2020 at 7:30 p.m. at the Saddle Ridge Community Center. Board meetings are open to the public and residents are encouraged to attend.

HOLIDAY CELEBRATION Continued from 1...
Come one and all to help us spread the merriment and the holiday spirit of giving by joining your friends and neighbors for a fun-filled morning of toy collecting on Saturday, December 14, 2019 from 10:00 a.m. to 12:00 p.m. at the Saddle Ridge Community Center at 300 Saddle Ridge Circle.

This family friendly party will include the jolly big man himself making his annual appearance to meet with King Farm children. Be sure to have your children bring their holiday wish lists, as Santa can’t wait to check his list to see if you’ve been naughty or nice.

We will also welcome a few other special “holiday” guests during the morning and the return of the “Cookie Crawl” of a variety of holiday cookies and hot chocolate bar.

There is no need to register for this event, however YOU must bring a new, unwrapped toy for Toys for Tots. Sorry, no non-resident guests.

So, let’s get into the ho ho holiday spirit and break a King Farm record for toy donations and help local children in need have a joyous holiday season with your generous toy donations.

You’ve always wanted to SING!
Come find your voice
at
THE ARCADIA VOCAL ACADEMY

ENGAGE your mind! ENHANCE your health! ENRICH your life!
Singing improves your health, your memory, your mind, your mood, and it’s also just plain FUN!

WE OFFER:
- Positive, individualized teaching
- Lessons personalized for YOUR unique voice and style
- FLEXIBLE SCHEDULE—no long-term contracts
- AFFORDABLE rates
- ALL ages and abilities
- Piano lessons, too!
- Enrichment classes and workshops

Arcadia Instructors:
Dr. Harry N. Dunstan
and Kay Krulow

Call today to schedule your voice lessons!
301.602.7282
ArcadiaVocalAcademy.com
(We’re just around the corner in Derwood.)
NEW!
BUY WINES FOR CARRYOUT!
Stop by and purchase any of our wines for carryout at 50% off our dine-in menu price!
(240) 474-5461

$30 OFF
ANY SERVICE $50 OR MORE
Now clients only. Expires 12/31/2019
(301) 977-4247

GRAND RE-OPENING!
GET 25% OFF
FIRST 3 MONTHS OF ANY MEMBERSHIP
Must be new to pure barre. Local I.D. required at check-in. Expires 12/31/2019
(301) 366-0534

$75 OFF
COMPLETE SET OF GLASSES
Coupon cannot be combined with insurance benefit.
(301) 869-7611

JINGLE BELL ROCKOUT
SAT., DEC 7 | 2PM TO 5PM
ROCKOUT TO PERFORMANCES BY:
Members of LDE Unplugged with Friends
The Grinch and Elvis • Santa Claus • Live DJ
Free Photos with Santa • Arts N Crafts Activities
Free Balloon Art • Free Face Painting • Giveaways
Hot Cocoa • Goody bags for the first 150 kids
This fall has been very busy for the King Farm Neighborhood Village (KFNV). We continue to add new members and volunteers. In October we began providing transportation services. Volunteer Coordinator Teresa Anderson gave the first ride to Candy Gross. So far, we have not had requests for social calls or friendly visits but we have many volunteers standing by who would like to connect with their neighbors.

We hosted three events in October that were well attended. 17 King Farmers came together for the morning Coffee & Conversations Group, 14 drivers received a CarFit evaluation, and 17 seniors attended the SHIP briefing on the changes in Medicare coverage for 2020. KFNV is hosting two events in November. The morning Coffee & Conversations Group is planning to add games this month. Attendees are encouraged to bring a deck of cards and their favorite board games.

In November we are looking forward to hosting the KFNV Fall Wine & Cheese Social, which has become our most popular annual event.

In December Susan Girard from Senior Connections will lead the second Volunteer Training Session. This training is required for all KFNV volunteers, whether they will be offering transportation or providing social calls or friendly visits. Volunteers will receive guidance on common communications issues, as well as the technical instruction related to transportation issues.

KFNV Events Scheduled at the Community Center

Wine & Cheese Social on Tuesday, Nov. 19th from 7:00 p.m. to 9:00 p.m.
Coffee, Conversation & Games on Wednesday, Nov. 20th from 10:00 a.m. to 11:30 a.m.
KFNV Volunteer Training on Tuesday, December 4th, from 2:00 p.m. to 4:00 p.m.

Note: The monthly KFNV Coffee & Conversations Group will not meet in December due to the holidays.

All KFNV events are held at the Community Center. There are several ways to RSVP for KFNV events. Leave us a voicemail at: 301-799-8100; send an email to KFNVinfo@gmail.com; or, use the KFNV website, kfnv.org. We look forward to seeing you!

INGLESIDE ENGAGED

Has a Brand New Home

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.

INGLESIDE ENGAGED IS OPEN 5 DAYS A WEEK!

For more information, call 240-205-7079.

701 King Farm Boulevard, Rockville, MD 20850 // 240-205-7079 // www.kfmd.org

INGLESIDE AT KING FARM IS A NOT-FOR-PROFIT, CARF ACCREDITED, SAGECare CERTIFIED, LIFE PLAN COMMUNITY.
King Farm Snow Reminders

The winter season is upon us and that means snow! So just remember when it snows, all King Farm homeowners are responsible for removing snow and ice from their driveway aprons, their lead walk and any and all sidewalks adjacent to their property within 24 hours after a snowfall of 3" or less and within 48 hours after a snowfall of 3" or more. Violators can be fined, so make sure you clear your sidewalks! If you require assistance to remove snow or ice, and you do not have the financial means to hire someone to do this for you, contact Senior Social Services at 240-314-8810. SSS is also looking for volunteers and contractors for snow removal.

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 webpage at www.kingfarm.org.

by visiting our webpage at www.kingfarm.org. In the unlikely event of an office closure, voicemail will still 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 areas are treated.

The Assembly removes snow and/or treats all private streets (white signs/blue letters), alleys, and common area sidewalks (like the sidewalks at the Community Center, Pleasant Circle, Route 355 and the bike path on Gaithersburg Road).

The City removes snow and/or treats all of the City streets and City sidewalks, and bike/trail paths located in King Farm. The City clears snow from 160 late 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:

Primary roads that consist of major arterial roads, emergency routes, central business districts and primary residential roads near schools.

Secondary roads that consist of the remainder of neighborhood streets, alleys and cul-de-sacs.

There are Primary and Secondary streets located King Farm. Often residents residing on City streets in King Farm are concerned when they ice other streets have been cleared and theirs 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 parking on private 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 policy is that cars must be parked on the even-numbered side of the street when a snowstorm of 3" or more occurs, and then on 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 tow vehicles that are parked in violation of their snow emergency policy. King Farm residents should follow this procedure on all King Farm 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 via email at management@kingfarm.org.

Jingle Bell Rockout
In the King Farm Village Center

By Andrea Fischer

The King Farm Village Center will be kicking off the holiday season with a Jingle Bell Rockout on Saturday, December 7, 2019 from 2:00 p.m. to 5:00 p.m. Come enjoy live musical performances by LDE Unplugged with Friends, special appearance by The Grinch, Elvis and Santa Claus! This is a free family-friendly event which is sure to feature plenty of holiday entertainment for all, including free photos with Santa, arts and crafts for kids, complimentary face painting, balloon art, giveaways and more! The first 150 kids to register at the King Farm Village Center booths will receive a special goody bag. Residents should expect some street closures in and around the Village center. King Farm residents are encouraged to walk to the event.
King Farm Welcomes Fall with Festival Fun

By Andrea Escher

The cooler weather arrived just in time for the 13th annual King Farm Fall Festival held on Sunday, October 6, 2019. The day was busy as just over 1,000 King Farm neighbors of all ages came out to enjoy a full afternoon of food and fun! The Fall Festival would not be complete with out the return of the horse-drawn hayrides, the pumpkin decorating patch and the make your own scarecrow! Children had a great climbing to the top of a giant rockclimbing wall or taking a bounce or two in one of the many moon bounces and inflatable stations around the Saddle Ridge Community Center. The petting zoo has become a favorite for many as this year’s event welcomed alpacas, pigs, bunnies and a whole bunch of other furry friends.

A festival wouldn’t be complete without a variety of food and drink, including the annual “Food Truck Bonanza,” with a variety of food truck delights. Long lines were seen at all the food vendors, especially the beer sponsor, Dogfish Head Alehouse. The over 20 business fair vendors set up on the Saddle Ridge lawn reported making great contacts with neighbors interested in their services and products. We couldn’t do it without their support, and we thank them for their sponsorship.

See Things DIFFERENTLY

Ingleside at King Farm introduces a different approach to serve those with neurocognitive impairments, including Alzheimer’s and other dementias. This person-directed program goes far beyond just providing care—it opens up a new world of connections for family members and their loved ones.

Memory Support residences include brand new, private suites, beautiful common areas, open-kitchen dining area, a full calendar of entertainment, programs and events, and opportunities for socialization and enrichment.

Find out how Ingleside at King Farm can help you and your loved one try this innovative program.

INGLESIDE AT KING FARM
ENGAGED LIVING
An Ingleside Community

240-205-7079 www.ikfmd.org/memorysupport
Understanding the King Farm 2019 Exterior Maintenance Inspections

Inspection of homeowner lots occurs annually to help maintain the overall appearance of the community by notifying residents of exterior maintenance items associated with home ownership: fencing, wood rot, siding, brick mortar, mold and mildew, shutters, railings, roofing, tree pruning, etc. In the past, this process was handled by the Management staff. Unfortunately, this task could not be effectively completed by Management due to the lack of resources and time required for the labor-intensive inspection process.

Due to the increased number of resident complaints regarding homeowner maintenance, Management suggested outsourcing the process to an independent 3rd party vendor to provide more consistent inspections and follow-up. In the June 19, 2019 Board meeting, the Board voted to utilize services of Community Inspection Services (CIS). The decision was published in the Manager’s Corner of the Chronicle in the July/August edition. A letter was also sent via U.S. mail to all addresses in mid to late July regarding the inspections prior to starting the first inspections.

NEW Process

As with any change or new process, there will undoubtedly be feedback. Based on feedback, adjustments will be made. This year’s inspection period is compressed into a short period of time to report maintenance items on over 1300 homes, so there has been lag time between collecting the data, compiling the data and sending notices.

During this initial startup period, there will likely be more instances where a homeowner may have corrected the item by the time the notice was received. This is due to the complete inspection (including taking pictures) of all properties at one time. If your item was corrected prior to receiving the notice, you can disregard the notice and it will be verified during the follow-up inspections. These lag times will reduce as adjustments are made and everyone becomes more familiar with the process. In the future, inspections will occur over a longer period to reduce the timing delays.

DRIVEWAYS

Feedback regarding findings related to driveway seals have been heard regarding the timing of corrections (due to weather constraints) and necessity. The Board will review necessary information and address the matter as needed. Currently, all driveway maintenance items will have until the end of 2020 to be completed. Additional communications regarding driveway maintenance will be sent via Management.

GENERAL PROCESS

The general inspection process has remained the same: inspections are performed, a 1st notice is sent to the identified home to report the findings and a timeline for correction (currently 45 days from the date of the letter), a follow-up inspection will be performed, if there are outstanding items, a 2nd notice will be sent with a timeline for correction (currently 30 days from the date of the letter), another follow-up inspection will be performed, and then a final notice will be sent with a timeline for correction (currently 15-30 days) before a complaint is filed and a hearing scheduled. Extensions do not need to be requested until the final notice has been issued.

Management has access to and reviews the information reported by the vendor. At this is the first time the vendor is performing inspections at King Farm, there are likely to be errors related to boundaries (which is something that occurs even when cited by Management due to the intricacy of the lot lines). However, it is important to allow the process to continue to ensure that all issues considered to be out of compliance will be forwarded to the Board of Code Compliance (BOCC) for a hearing. The BOCC committee will decide cases based on the findings reported and information presented by Management and the homeowner.

INPECTION FINDINGS AND ADDITIONAL INFO

To see larger color pictures and obtain additional information, go to https://www.HOAInspectionServices.com and log on using the pin provided on the notice received.

To request an extension or contest the findings, go to https://www.HOAInspectionServices.com. Please note that extensions do not need to be requested until the final notice is issued. If contesting, you will have the option to select from: change of address/ownership, incorrect home or location cited, issue addressed but received a notice, or not warranted — should not have been cited. There is also space provided to write specific details.

INPECTION CLARIFICATION FAQ

1. Why are we doing this?
   Inspection of homeowner lots occur annually to help maintain the overall appearance of the community by notifying residents of exterior maintenance items associated with home ownership.

2. Why were we not given any prior notice that there was a new process for the home inspections?
   The decision was published in the Manager’s Corner of the Chronicle in the July/August edition. A letter was also sent via U.S. mail to all addresses in mid to late July regarding the inspections prior to starting the first inspections.

3. Why isn’t Management staff doing it like in the past?
   Unfortunately, this task could not be effectively performed by Management due to the lack of resources and the time required for the labor-intensive inspection process.

4. Whose idea was this?
   Due to the increased number of resident complaints regarding homeowner maintenance, Management suggested outsourcing the process to an independent 3rd party vendor to provide more consistent inspections and follow-up. In the June 19, 2019 Board meeting, the Board voted to utilize Community Inspection Services (CIS).

5. Where are the HOA inspection standards?
   The Design Standard Guidelines can be found in your HOA documents or on the King Farm website. Equity Resolution No.1, Exhibit A and Equity Resolution No.6 speak to most of the guidelines but are not limited to all of them.

6. What do I do if I am in violation?
   The general inspection process has remained the same: inspections are performed, a 1st notice is sent to the identified home to report the findings and a timeline for correction (currently 45 days from the date of the letter), a follow-up inspection will be performed, if there are outstanding items, a 2nd notice will be sent with a timeline for correction (currently 30 days from the date of the letter), another follow-up inspection will be performed, and then a final notice will be sent with a timeline for correction (currently 15-30 days) before a hearing is scheduled. Extensions do not need to be requested until the final notice has been issued.

7. Who do I contact for more information?
   There is no need to ask for an extension until a Final Notice is received. Contact a licensed contractor/handyman for guidance on how to properly address/resolve the issue(s) including products/services to purchase. Contact the Board or Property Manager for guidance on acceptable paint colors and other design standards, if applicable. If there are any exterior additions/alterations, then it may require deferment to the Architectural Design Trust for further review.

8. Who is HOAInspectionServices.com?
   The 3rd party inspection vendor is Community Inspection Services (CIS). HOAInspectionServices.com is the portal to contest findings and request extensions.

9. How can I see the photos clearly if they are in black and white?
   For more details on your inspection findings, log into the portal at https://www.HOAInspectionServices.com and use your PIN located at the top of your Inspection Findings. Once logged in, you will find the photos for your property in color.

10. What do I do if I do not agree with the findings?
    Clarifications - If findings are determined to be erroneous or warranted, upon re-inspection, the issues will be closed, and you will not be subject to receiving any further notices for those issues.

11. Why does the notice say that I can’t contact Management?
    You are always welcome to contact Management. However, for the purposes of documentation and the inspection process, it is required to go to HOAInspectionServices.com (refer to FAQ #5), check the appropriate box, and provide additional details which are reviewed prior to the next inspection.
Grove Center Veterinary Hospital
Lawrence Bender, DVM, LLC
301-963-0400
Complete Pet Health Care
Vaccinations • Laboratory • Digital Radiology • Surgery
Dentistry • Laser Therapy • Microchip Placement
9033 Gaither Road • Gaithersburg, MD 20877
Serving Montgomery County Since 1985
www.grovecentervet.com

Activities
News & Events
By Andrea Eicher

Donations Needed for Holiday Toy Drive

The holidays are a time for giving as well as spreading holiday spirit! This season you can play a small part in helping to make the holidays a little brighter for those less fortunate children in our area. The King Farm Citizens Assembly will once again be hosting the annual Holiday Toy Drive.

All residents are encouraged and invited to bring a new, unwrapped toy for donation to the toy drive starting now through Friday, December 13, 2019. Donations will be accepted during normal business hours (Monday-Friday from 9:00 a.m. to 5:00 p.m.) or after hours if you have the key fob to access the side fitness room door.

This is your chance to do something special this season for children in our local Rockville community. We thank you in advance for your generous donations and giving spirit!

Winter Hiatus

With the winter season soon upon us, the King Farm Citizens Assembly activities and events program will take a winter hiatus. But never fear, the community events you know, and love will be returning in 2020 with some regular favorites and some new events to enjoy. Stay tuned for updates and announcements on upcoming events in January!

Need legal advice? Contact your friend and neighbor.

Steven VanGrack, Esq.

Steven VanGrack Law, P.C.
Phone: 301-548-6734
Fax: 240-238-2516
Email: steven@stevenvangracklaw.com
www.stevenvangracklaw.com
110 N. Washington St. Suite 300-6 Rockville, MD 20850

** Free consultations available for members of the King Farm Community.

Specialties Include:
- Personal Injury
- Automobile Accidents
- Victims of Sexual Assault
- Medical Malpractice
- Criminal Law

King Farm Citizens Assembly

President
VACANT

Board of Trustees
Susan Beckerman, Andrew Brunner, Barry Jackson, Nancy Paul, and Ric Raciandi
trustees@kingfarm.org

General Manager
Brandi Ruff
301-987-0122
brundi@kingfarm.org

King Farm Chronicle Staff
Editor & Advertising Manager
Andrea Eicher
240-308-1199
Chronicle@kingfarm.org

Staff Writer
Graphic Design
Kate Myers
Cristina Strigel

The deadline for submissions for the January edition of the King Farm Chronicle is December 25, 2019.
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 square feet 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, living room and 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.
LIST PRICE ~ $645,000

ROCKVILLE ~ ROSE HILL FALLS
Unbelievable transformation/renovation on a PREMIUM private cul-de-sac lot in Rose Hill Falls. This 4BR+den/4.5BA colonial features over 5,600 square feet of living area on three levels including an extended family room and sunroom on the rear of the home. Special features include: 9-foot vaulted, and cathedral ceilings; model home décor; newly refinished hardwood floors on entire main and most of the upper level; totally modernized baths with designer marble, ceramic tile and granite; ornate lighting fixtures and tons of recessed lighting; custom built-ins abound.
SOLD PRICE ~ $975,000

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 decor with custom painting and elaborate molding, hardwood floors on the entire main level except the sunroom, and new designer carpeting on upper level.
LIST PRICE ~ $979,900

Michael P. Rose
Ranked in the Top 1% of Realtors Nationwide
www.MichaelPRose.com

301-340-8200 ext.103 ~ MPRose57@aol.com
Think Green When Buying or Selling

SOLD IN 10 DAYS
302 Watkins Circle
Selling Price $820,000
Meticulous maintained, professional staged and
top asking price for model.
See tour on web: realtourinc.com/1022654

UNDER CONTRACT
ASKING $497,000
805 Reserve Champion Dr., 204
Original Owners, Great Condition, Centex Condo with
one-car garage, 1,793 sq ft

SOLD FULL PRICE
FOR $668,000
1109 Crestfield Drive
New kitchen with top-of-the-line cabinets,
new hardwoods on two floors, bathrooms updated.

SOLD FULL PRICE
FOR $840,000
302 Barnside Place
Center Hall Colonial meticulously maintained
by original owners. Hardwoods on both levels.

JUST RENTED FOR $3200
1003 Crestfield Drive
Stanley Martin built end unit home with beautiful hardwoods.

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 unique knack for fairness and Irish cleverness."

— Jane & Roger sellers of 555 Longhorn Crescent

Martin Green, Associate Broker
LICENSED IN MD, DC AND VA
RE/MAX Realty Services
15245 Shady Grove Road, Suite 100, Rockville, MD 20850
Main: (240) 403-0100
Fax: (240) 403-4444
Cell: (240) 802-5641
martin.green@remax.net | maritim.remax.com

Information Deemed Reliable but Not Guaranteed