

**KENWOOD FOREST  
COMMUNITY NEWS  
August 2010**

**SEASONAL THANK YOU**

Thanks to all of you who take the time to plant flowers around your unit. Keep up the great work!

**STORAGE ISSUES ON THE COMMON ELEMENT**

Areas within the Kenwood Forrest II community used by all residents are called common elements. Examples include areas surrounding your deck or patio, the area beneath your deck, courtyards, walkways, and parking spots. Recently there have been several complaints about neighbor's personal debris (e.g., paint cans, old planting pots, rugs) being left in common elements. Each condo owner has a vested ownership interest in the common elements. Our bylaws state that common elements should be kept free of all personal items. In addition to the aforementioned personal debris, this also includes trashcans, storage sheds, bicycles, and firewood --- items that are often stored in the common elements surrounding or beneath patios and decks. The bylaw is enforceable by fines to unit owners that do not comply, but the board would like to establish what items should be exempt (e.g., trashcans) before issuing citations. We would like your input on this matter, so please contact Oriel via phone or email with your thoughts. Let's try to keep the common elements looking great!

**FIRE PROTECTION**

Please mitigate risk of fire by taking steps in your own unit such as inspecting electrical panels for loose or dangerous connections, smoke detectors for functionality, and vents and ducts for unobstructed air flow.

**CONSIDERATION FOR A SMOKE-FREE COMMUNITY**

At the community meeting last month there was an overwhelmingly positive response to make Kenwood Forrest II a smoke-free community. Last winter, a fire destroyed two homes within our community and damaged two more as a result of unattended smoking material. Furthermore, the management office often receives complaints about unwanted smoke entering a unit due to neighbors smoking. Amending the bylaws requires a two-thirds vote by all unit owners at an annual meeting. The board is drafting a proposal for amendment and is considering three different options: banning smoking within residences, banning smoking anywhere outdoors on Kenwood Forrest II property (including decks, patios, and common elements), or banning smoking both indoors and outdoors. Please note that the paved sidewalks adjacent to streets belong to the city and therefore would not fall under the jurisdiction of the bylaws. We welcome your input about banning smoking in general and on the different options under consideration.

**COMMUNITY IMPROVEMENTS**

**Deck cleaning and staining** has been completed in Phase III.

**Painting, etc...**Painting, carpentry and siding work will begin soon in Phase II.

## **Individual unit improvements & renovation**

*Don't forget that individual unit improvements and renovations often require pre-approval from the Board.*

The KFII Directory has a wealth of information at the beginning of the book regarding Architectural Guidelines and KFII Policy and Procedures. Variance request forms are available on our web site and at the KFII office. Oriel Jimenez will mail or fax a copy to you or you can drop by the office and get one. When you submit a request please provide as much detailed information as you can so that the Board has a clear idea of your proposed change. Some things that you can include with the application are: photos, brochures from the company, architectural drawings, color chips, dimensions, and anything else that you think will make your request easier to review.

## **TRASH**

Trash Areas are for authorized residents. Please remember to keep these areas neat. Make sure the lids are closed. Trash should be placed in the trash receptacles and not left sitting on top of containers for the birds, rats and other vermin to enjoy. Too often trash is left on top when the containers are only partially filled. The summer heat makes it very unpleasant if the areas are not kept clean.

*Trash days:* The clean up before, during and after trash days continues to be a source of concern to many in our community. Curb side service: Trash and recycled material should be at the curb no earlier than 7pm on Wednesday – Be a responsible neighbor and bring the cans and items not picked up back to your home. Trash cans should be removed from the curb no later than 7pm Thursday evening. Trash should be in plastic/can receptacles NOT in plastic bags.

*Trash enclosures:* Trash should be placed in the trash receptacles and not left sitting on top of containers for the

birds, rats and other vermin to enjoy. Too often trash is left on top when the containers are only partially filled.

**BULK ITEMS:** Call Montgomery County for a pick up of large items: 240-777-6410

[http://www.montgomerycountymd.gov/s\\_wstmpl.asp?url=/content/dpwt/solidwaste/index.asp](http://www.montgomerycountymd.gov/s_wstmpl.asp?url=/content/dpwt/solidwaste/index.asp)

## **Pet Etiquette**

**Dogs:** Please be a good neighbor and clean up after your pet. Your dog bags should not be placed in neighbor's trashcans. Please avoid you neighbor's plants and shrubs.

## **Yahoo Kenwood Forest List serve**

Did you know there is a group of residents on a community list serve? The Condominium is not a sponsor nor can it sanction the information, as we would be liable for the information discussed.

If you are interested in participating, membership is open to all KFII residents (they have been approached by realtors and other vendors for membership, but all such requests were denied). To avoid losing listserv members and thereby compromising the usefulness of the listserv, it is important that messages are limited to KFII and community issues, expressing ideas of common interest to the community. Current Moderators: Fawaz Saraf ([fawazsaraf@yahoo.com](mailto:fawazsaraf@yahoo.com)) and George Madrigal ([madrigals@comcast.net](mailto:madrigals@comcast.net))

## **Current Board Members**

Tom Hutchison	President
Charlotte Wall-Bluestone	Vice President
John Wittig	Treasurer
Joan Joffe	
Giuseppe Randazzo	
Don Shuey	

## **Management Office Staff**

**Monday – Friday: 7:30 a.m. – 3:30 p.m.**  
**301-657-2683**

**E-mail: [kenwoodforest2@verizon.net](mailto:kenwoodforest2@verizon.net)**  
**Oriel Jimenez, General Manager**