

# KENWOOD FOREST II

Management Office: 6658A Hillandale Road, Chevy Chase, Maryland 20815 (301) 657-2683 E-mail  
[kenwoodforest2@verizon.net](mailto:kenwoodforest2@verizon.net)

## **COMMUNITY NEWS** **FALL/WINTER 2008**

### **DO YOU KNOW WHAT YOUR MONTHLY CONDO FEE COVERS?**

**KFII consists of 279 units on 36 acres of land.  
Your condo fee helps to cover expenses for the following:  
Water & sewer/trash removal/landscaping/on-site Manager and  
staff/legal counsel/  
Armstrong Management/roofs/gutters/masonry repairs/  
exterior painting and carpentry repairs/  
master insurance premiums and claims/sidewalk and patio repairs/  
parking lot re-surfacing/termite and pest control/sewer pipe relining/  
deck repairs & replacement/snow removal/exterior lighting/and much  
more.**

### **WEBSITE**

Kenwood Forest II is proud of its new website and asks that you remember to refresh your page each time that you load the page, so, that you will have access to the most current edition.

### **DECK REPLACEMENTS**

All decks have been replaced in all phases of Kenwood Forest. The replacement project began in 2006 and finished in 2008. Residents have been thrilled with their new decks.

## **ASBESTOS REMOVAL**

N.A.A. Clean, Inc., Licensed and insured in the state of Maryland with 20 years of experience in this industry has removed the asbestos from the crawl spaces of Phase II. Asbestos removal on Phase III will begin next year. Phase I was completed in 2007.

## **GROUNDS**

The following have taken place on an as needed basis: tree trimming/removal/replanting, stump removal, turf improvement, removal and replacement of aging and overgrown shrubs, and trimming and pruning.

McFall and Berry will be using organic material to fertilize our grounds from now on. A memo will be sent to all residents when we receive the product specifications from them.

Again, we thank John James and his committee for the many hours they have devoted to working with our landscapers and improving the looks of our community.

## **SAFETY**

Kenwood Forest II recently has had issues regarding crime in our area. The police have added extra patrols, but, please keep in mind that safety is all of our responsibility. One of the best deterrents to robbery is a well lighted area. While the Association has contracted to increase the security and post lighting. You can help by turning on your front and rear lights daily. Also, please keep all of your doors, front and back, locked. And if you encounter suspicious activity, do not hesitate to call 911. The rear common areas and parking lots have been especially targeted as of late. Kenwood Forest II has responded by clearing low lying branches on trees to enable both police and fire access.

## **ODDS 'N ENDS...**

*Please remember...as a general rule, whenever you want to do ANYTHING to the outside of your unit (e.g. vent installation, TV dish installation, window replacement, storm door installation, deck renovation...) you must FIRST contact the Management Office. The work you need may be the responsibility of the KF II Association and you should be sure you are in compliance with the KFII Condominium By-Laws.*

**OUTSIDE SPIGOTS:** Outside water spigots are becoming a costly concern within the community. Many residents are not properly shutting off the water to their outside spigot during the winter months. This allows water to freeze in the pipes, causing cracks and leaks. These leaks cause our water bill to increase and, in many cases, cause considerable damage to the interior of a unit. In the late Fall, Management will send a notice to every resident with instructions on how to turn off the inside water valve and how to drain the outside spigot. Remember, you will be responsible for the first \$5,000 of any insurance claim resulting from a frozen water pipe break. So, PLEASE FOLLOW THE INSTRUCTIONS and do not hesitate to call the Management Office with any questions!

**CHIMNEY CLEANING:** If you use your fireplace, this is the time of year to have your chimney cleaned. It is recommended that you have your chimney professionally cleaned every year to prevent fire hazards.

**TRASH:** Please help us keep the community neat and varmints at bay by putting your trash out to the curb in cans rather than bags. Between the wind and small critters, bags get torn and broken and trash is scattered across the property.

**SNOW REMOVAL:** The Board approved a snow removal contract with the same company we used last year. Please remember to USE CAUTION during and after a snow or ice storm. Assume all wet or snow-covered areas are slippery. The contractors do not come hourly, although they will come several times in one day to try and stay on top of any accumulating snow or ice. If you see an area that is particularly bad, notify the Management Office which keeps a supply of sand, salt and kitty litter.

**WATER HEATER REPLACEMENT:** If you have not replaced your water heater in the past 8 years, PLEASE DO SO NOW. Leaks in aging water heaters and the damage they cause are a HUGE expense for unit owners.

**ELECTRICAL PANELS:** Approximately every five years we recommend that you have a certified electrician inspect your electrical panel to insure that the aluminum leads are still tightly connected. If they become loose this could be a serious fire hazard.

**KUDOS TO OUR KF II STAFF**

*Our community is extremely fortunate to be under the management of Oriel Jimenez. He is a diligent and responsible manager who takes great pride in looking after the best interests of all residents. We are also fortunate to have Wilber who assists Oriel in keeping our property looking good and responding to residents' needs in a timely fashion.*

**Current Board Members:**

Tom Hutchison	President	John James	Member-At-Large
Linda Spear	Vice-President	Keith Magnus	Member-At-Large
Meigs Ranney	Treasurer	Jen Stolbach	Member-At-Large
Joan Jaffe	Member-At-Large		

**Management Office Staff (Monday – Friday; 8:00 am – 4:00 pm)**  
**301-657-2683 or [kenwoodforest2@verizon.net](mailto:kenwoodforest2@verizon.net)**

Oriel Jimenez, Property Manager  
Wilber Quispe, Maintenance



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