

## **Flint Ledge Estates 2003-2004 Annual Report**

**Tot Lot** – After delays due to weather the Tot Lot is complete. Poor drainage was later found and a solution was achieved without spending more money on the project.

**Traffic on McCormick** – Concern was voiced about the speed of traffic through the community.

- Signs were put up by the city at our request to say ‘no outlet’ to decrease traffic looking for short cuts.
- A ‘slow, children playing’ sign was also put up.
- The usefulness of the City conducting a traffic study was investigated, but seems to be not needed at this point.

**Parking** – Parking issues have been brought up periodically, with two main themes. 1. parking around the circles throughout the community hampers the flow of traffic and 2. parking is hard to find in convenient locations by some of the townhouses.

- The City was asked to put up ‘no parking’ signs where appropriate to improve traffic flow.
- Discussions about assigning second parking spots to each town home owner was rejected because there would be extraordinarily limited visitor parking and many permanent, assigned second spots would be around the front of the community for people living in the back. This would not be convenient or conducive to retail of the back townhouses.

**Landscaping at entrance** – After talking to the City, it was determined that their work at the entrance would not happen in a timely fashion. The overgrowth would continue for a significant period. The City, however, allowed us to clean out the overgrowth and neaten up the area with new plantings on our own. This has improved the entrance greatly, even if it isn’t yet perfect.

**Landscaping contract** – The contract with Diversified Contractors has met with mixed results. Their work has been very helpful to improve the front entrance and preventative maintenance helped significantly decrease damage during several major storms last year. However, their timeliness is a continuing problem.

**Mail boxes** – The annual City grants of \$1,000 to community associations in need of help on specific projects worked well, although slowly, with the Tot Lot. As such, we applied for another grant for the mail box replacements for the townhouses. This grant has not yet been approved by the City. As soon as it is, the mail boxes that have already been picked out can be ordered and installed by board members and helpers or professionally installed within a couple of weeks of the grant’s approval.

**Web site** – After considering the cost of alternatives and the needs of the community, we have gone with using the domain name – [www.flintledge.org](http://www.flintledge.org) – purchased by the association in 2002 for a period of five years. This site can also be found through the Rocknet site sponsored by the Town of Rockville – [www.rocknet.org](http://www.rocknet.org)

*Rats*

**Board project ideas and reminders for 2004-2005:**

1. Some residents without access to the Internet will require notification by phone or note when updates are made to the Web site.
2. Jerry Greenberg has salt spreader for ice – if board finds a storage space for it, board can use it in the winter to save on future salting fees.
3. Sidewalks – there are cracks and uplifts in the sidewalks around the community. These need to be fixed.
4. Parking spots – are hard to read, paint needs to be reapplied.
5. The landscaper's contract is up in July. It needs to be renegotiated with stricter standards.
6. Mail boxes need to be ordered and installed as soon as the city grant comes through.
7. A board member needs to be responsible for keeping the Web site updated.

Please talk with 2003-2004 board members for detailed discussion of any and all of the above.

Raccoons

Trees

Gardening – trench to divert rain from cliffs  
patio

Siding colors

~~Members~~