

# NOTICE TO FLINT LEDGE ESTATES HOMEOWNERS

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The Flint Ledge Estates Community Association Board of Directors is taking or planning a number of proactive measures to maintain the high aesthetic quality that we have previously taken for granted in our development. In common areas, these measures involve modification, upgrade, or repair of greenery and structures, and reminders to residents about appropriate and inappropriate uses of these areas. In private homeowner areas, the measures involve an awareness program to encourage proper upkeep of dwellings and the plant life around them. Our development is now 11-12 years old and in some places showing early signs of general deterioration of neighborhood quality due to aging because we, as individual homeowners, have not been uniformly attentive to our homes and the neighborhood as a whole.

The four most important areas that establish the aesthetic quality of our neighborhood are trees, grass, condition of exterior surface, and gutters.

*Trees and grass.* At the last annual meeting of the community association, a Landscape Committee was formed to address management of turf and foliage in the development. The Committee consists of Paul Jacobsen (liaison to the Board of Directors), Wayne Schifrien, Alice Stark, Emily Hutkoff, and Jon Oberg. The Committee is meeting now to develop a short-range and long-range strategy for turf and foliage management. At the present time, the Committee is soliciting input from residents. If you have any comments and concerns, the Committee would appreciate receiving them *in writing* via the Flint Ledge Estates Community Association, POB 1243, Rockville, MD 20850. The Committee is planning to present its recommendations to the Board at its next meeting in September. In the meantime, **homeowners are reminded to prune trees on their properties sufficiently well to maintain their aesthetic appeal, keep them away from structures, and ensure that lower branches do not obstruct walkway paths.**

*Painting and gutters.* The quality of painted surfaces and gutters of homes in our community ranges from very good to very poor, with every incremental measure of quality in between. **To prevent deterioration and insect infestation, it is imperative that all wood surfaces, not just those on the front of the house, be sealed properly with paint.** This includes wood surfaces following roof lines not visible from the ground, attic vents, doors, shutters, window frames, and dormers. Repainting is indicated when there is *any* evidence of paint deterioration in the form of cracking, peeling, or fading.

Homeowners are reminded that colors used on the exterior surfaces of their homes were first selected by the builder's architect to be complimentary to one another from house to house, and to create an impression of a cohesive neighborhood. Swatches of these colors are attached to this letter in the enclosed Behr paint pallet. The color codes are:

☞	Brown	Java C40-22
☞	Burgundy	Ox Blood C40-58
☞	Beige	Hampstead C40-85
☞	Green	Safari C40-57

Generally, these colors have been used in the following scheme:

- ☞ Brown or beige gutters
- ☞ Burgundy or brown doors, and
- ☞ Beige or green trim, window frames, dormers, and bay window bases.

These colors come as close to the original paint scheme as possible. Behr is a high-quality latex paint. While you are free to choose any brand and quality of paint you desire, the colors should match those identified from the Behr pallet as closely as possible. The original (and many subsequent) paint coats used on our community's homes were oil-based. You should know that very shortly all oil-based paints for exterior home painting will be phased out nationwide as an environmentally sensitive measure. While switching from an oil base to a latex base requires that surfaces to be painted first receive a primer coat, this is an inevitable step that all of the townhouses will have to face.

Some of the homeowners have expressed a desire to update the pallet of approved colors. Changes to the approved pallet can be made only by action of the Architecture Committee of the Board of Directors, with subsequent approval by the Board of Directors. The Architecture Committee will not take action unless there is a clear consensus among all of the homeowners to change the current color scheme.

**While water is needed for healthy maintenance of community landscaping, it can accelerate the deterioration of structural surfaces and destroy the integrity of landscaped areas if not properly drained. It is important that all gutters, downspout, and their extenders be properly in place and functioning.** This means that they must be fastened to effectively catch roof water and convey it away from dwellings to runoff areas in an unobstructed manner, that does not create drainage problems. Many gutters and downspouts in our community are improperly fastened, clogged, or worse, missing. You are encouraged to take the time to assess the quality of your structural surfaces and storm water conveyance system, and to take the necessary steps to make/keep them properly maintained.

*With these items in mind, the community has been approached by **Mr. Daniel Bell**, who has offered to provide painting, wood-structural, and gutter/downspout repair services. Mr. Bell was the first repainting contractor hired by many of the homeowners to recondition wood surfaces approximately three years after the dwellings were first painted by the builder. The Board has made a walk-through inspection of homes in the community with Mr. Bell to assess*

general painting and gutter maintenance needs, and he is familiar with the needs of each individual home. Mr. Bell is also familiar with the color pallet approved for use in the community. You are encouraged to consult with him directly or any other contractor of your choice to obtain a professional opinion about maintenance and upkeep of your dwelling's exterior surfaces. Mr. Bell has indicated that he would provide price breaks for painting and for gutter work to homeowners, as a group, if enough (15-20) individual homeowners elect to engage his services. He has provided the Board with an advertisement for his services, attached to this notice for your reference. Finally, Mr. Bell also offers power washing services for siding. You are urged to examine the condition of the siding on your house. You may wish to take advantage of this service as a cost-saving measure if you are already engaging him for other upkeep services.

A letter similar to this one is being sent to townhouse owners in the development. In the future, the Board will be giving you updates on progress in these and other areas, and periodic community welfare reminders. In the meantime, if you have any questions or comments about these proactive measures or, better yet, if you would like to volunteer to assist the Board in its efforts, please contact the Board (1) at its answerline (301)-424-4237, or (2) by mail to Flint Ledge Estates Community Association, POB 1243, Rockville, MD 20850, or (3) through its individual members.

Thanks for doing your part to keep our neighborhood looking nice and a preferred place to live.

Your Board of Directors

8/15/96