

# HOA NEWS

NOVEMBER  
2024

## HOA BUSINESS

### HOA meeting

Tuesday, December 10, 2024. The meeting is at the home of Renee Chen at 1108 Windmill Lane. The December meeting's agenda includes a review of the 2025 proposed budget and a discussion of the assessment fee for the upcoming year. You have an opportunity for input into this decision. The meeting starts at 7:00PM.

### Are you an Accountant?

Our HOA is required to conduct a yearly audit of our Treasury books. We would prefer to have a PEHOA member perform our audit and we are willing to pay for the service. If you know of anyone who could help us out with this, please send us an email at

[peachwood.hoa@gmail.com](mailto:peachwood.hoa@gmail.com).

## DONUTS WITH SANTA

Join us for our annual Donuts with Santa on December 14 from 10 to 12 to be hosted this year by Sue Maher at 1012 Windmill Lane. Donuts and bagels will be served. You can take photos with our own Santa, Larry Collier!

## GRATITUDE

### A reflection of gratitude from Sue:

"I thought I had pretty good neighbors, but turns out I have the best neighbors ever! Peachwood Estates is not just our neighborhood, it is our community. During this holiday season, although we live in separate houses, some divided by fences, let's remember to reach out to check on our neighbors, lend a helping hand or just share a smile or kind words. In doing so, none of us will be alone or separated from our wonderful friends!"

### Ways to incorporate gratitude in your life

- Counting blessings: Listing five things for which you are grateful
- Three good things: Writing down three things that went well and identifying the causes of those positives
- Mental subtraction: Imagining your life without a good thing
- Gratitude letters and visits: Writing and delivering letters of gratitude to people you had never thanked
- Experiential consumption: Making a shift from spending money on things to investing in experiences



# PEHOA NEWSLETTER



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### NOTES FROM THE PRESIDENT

#### Crime Alert

The holiday season always sees an uptick in thefts. One of our neighbors had a leaf blower and chain saw stolen from his unlocked shed. There are also numerous reports on Nextdoor of car breakins. Please be sure to lock ALL doors, sheds, windows, garages, and cars, especially at night. Also consider having your Amazon packages delivered to a local Amazon locker for pick up to prevent package theft from the porch.

### HOA BOARD

Check out the new webpage:

[www.pehoa.net](http://www.pehoa.net)

Email: [peachwood.hoa@gmail.com](mailto:peachwood.hoa@gmail.com)

president: Renee Chen

[davidandreenechen@yahoo.com](mailto:davidandreenechen@yahoo.com)

Architectural Review Committee:

Larry Collier

[lcollier168@yahoo.com](mailto:lcollier168@yahoo.com)

### Community Resources

#### Medical Supply Closet

The Lutheran Church of St Andrew ([www.mystandrew.org](http://www.mystandrew.org)) operates a medical supply closet where they take donations of durable medical equipment and distribute on a first come, first served basis, as inventory allows. They accept donations of canes, crutches, walkers, rollators, shower chairs, power chairs/scooters, tube feeding formulas and equipment, diabetes, incontinence, trach and stoma supplies; urinary catheters, bedside commodes, reachers, sock aides, compression hose, long shoe horns, gait belts, weights and adult diapers.

Donations are accepted and available for pick up, by appointment, M-F 9-3.

Contact Marilee Tollefson at:

[marileetollefson@gmail.com](mailto:marileetollefson@gmail.com)

301-384-2727 or 301-384-4394 ext 233.

#### Freecycle Group

We have an active Buy Nothing group on Facebook called "Buy Nada, Sell Nada Cloverly/Colesville/Fairland, MD." Members give, receive, lend household items such as baby items, clothing, food, pet supplies, furniture, and more. No buying, selling, or trading is allowed. If you don't have a Facebook account, you can join on the BuyNothing app.

Go the BuyNothing website

<https://buynothingproject.org/>

for more info.



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## Happening Outside the Association

### Construction updates

Good Hope Shared Use Path construction is well underway. The project includes concrete pouring for ramps and curbs/gutters, installation of street light conduit, and pile driving for pedestrian bridge at the stream. Project will continue into winter. Click [HERE](#) for more info and pictures.

Construction has started on Maryland Route 650, with work expected to be completed next summer. The work is focused on resurfacing a 2.76-mile stretch of the road from Maryland Route 198 to ICC. The project will include the replacement of curbs and gutters, reconstructing sidewalk ramps, driveway entrances, and bus stops to meet Americans with Disabilities Act (ADA) guidelines, updating traffic barriers, pavement markings, and signage, and repairing and cleaning drainage systems. You can learn more about the project [here](#).

## REZONING PROPOSAL

Our President attended the Attainable Housing Strategies Initiative meeting hosted by County Executive, Marc Elrich on July 31 addressing rezoning in Montgomery County. See below for links to explanation of rezoning efforts by the Planning Board. Click [HERE](#) for the final report. Takeaways:

- Covenants between a homeowner and an HOA are binding.
- While HOA's cannot override zoning, they can have more restrictive conditions and limit more than one unit per property. However this does not apply to the non HOA part of Peachwood.
- We are zone 200 and not in the Priority Housing Corridor which means, for us, zoning would allow conversion of existing homes into duplexes. Of note, 82 % of single family homes in MC will be effected.

Please take the time to look at the following and write to the board with any concerns.

<https://mocoshow.com/2024/11/22/102354/>

<https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>