
❖ Copenhagen Chronicle ❖

A publication of the Copenhagen Homes Corporation

February 2006

Check our website!
www.copenhaverhomes.com

PRESIDENT'S LETTER

Dear Neighbors,

In my last President's Letter, I offered a few thoughts about 2005. Now, I'd like to give you my observations regarding 2006 which I characterize as a year of continuing changes in our demographics and our housing.

Fortunately, these changes will occur on a solid base. We are in good shape financially. Our annual dues will cover operating expenses and allow us to make our regular contribution to the reserve for capital improvements. This year there are no capital projects scheduled. However, we will carefully maintain all of our community assets. Copenhagen also continues to benefit from a convenient location, excellent schools, and outstanding amenities such as the park.

Together, these conditions create a favorable current environment. However, we are not standing still. Turnover in our homes is bringing another generation of residents with new ideas, new tastes, and yes, new money. In contrast, our houses are over thirty years old and while still attractive, do not contain features found in many new homes. Hence, a number of our residents will want to modernize and have the best of both worlds: i.e.; an up to date house in an established neighborhood. In addition, a few homes may be purchased for investment improvement and resale.

Some resulting projects may only involve interior changes and therefore, will not need review and approval. Others, however, may call for exterior modifications or additions. To handle these appropriately will require effective Board and ACC action within the framework of the Covenants, By-Laws, and Architectural Control Guidelines and Procedures. Our primary objectives will be to maintain architectural integrity, allow residents to enjoy their homes to the fullest, and help insure that our property values keep pace with the general economy.

We will keep you informed and when needed, we will seek your involvement. I am confident that with careful planning and execution, we can achieve our goals and that Copenhagen will continue as one of the finest communities in Montgomery County.

Sincerely,
Guy Chamberlin
CHC President

**Copenhaver Homes Corporation
Annual Meeting 12/01/05 7:30 PM
Cold Spring Elementary School**

In Attendance:

The board of directors:

Guy Chamberlin, President, Mickey Bolmer, Vice President, Larry Waugh, Treasurer, Jane Burns, Sherry Kinikin, Veronica Mason, Hugh Mullins, Dan Myer

At the meeting:

Jim Baldwin, Theresa Brown, Cindy Burns, Eugene & Delores Ebert, Wanda Falci, Tom Gebler, Lee Hall, Patricia Marsh, Susan Moini, Dorcie Sakuma

By proxy: 18

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1. Call to order at 7:40 PM
 2. Guy Chamberlin introduces the board members and their chief responsibilities and thanks the board members for their hard work all through the year.
 3. Election: Guy explains that Veronica Mason, David Berman, and Todd Morris ended their three year terms in 2005. Todd had moved to Japan, and, at the September meeting, the board had appointed Jane Burns to fill Todd's remaining months. 92 ballots were submitted, 43.6 %; three were invalid (1 not signed; 2 late). Veronica Mason, Jane Burns, and Cindy Burns were elected to serve on the CHC Board of Directors for 2006,7, and 8.
 4. 2005 summary: Guy reports that it was a pretty good year. By year end, CHC will be modestly under budget. The money remaining will be put into the tree fund. Dead trees and limbs cause safety and visual problems that will increase with the age of our trees. Financially, the CHC is in good shape; dues remain the same. Operationally, we cared for the assets helped by three contractors who are responsive, do quality work, and have held the line on cost: EAH Landscaping, Grass Master, and Nature Works. Picnic and Fall Festivals were well attended. Sherry, Lisa Tilley, Jane Burns and Nora Lee organized these functions. It was a busy ACC year particularly with the application for modifications to 12501 Exchange Court South. The Stewarts have submitted their plans to the County for permits; the earliest possible start on construction will be after the first of the year. CHC is now out of the loop and Eric Stewart will keep Guy posted. Here Eugene proposes thanks and applause for Guy. Both enthusiastically given.
 5. Discussion:
 - a. Cindy Burns brings up the proposed Watts Branch Restoration pond in the lower field at Cold Spring E.S. Guy explains what was proposed for our pond and how we could say and have said "No" because CHC own the park-pond. Wanda Falci expresses concern shared by the group that the proposal will increase mosquitoes. Cindy, with the group concurring, expresses concern for children. She urges all at the meeting to do what they can to stop this portion of the Watts Branch Restoration Project.
 - b. Wanda Falci asks if the insurance policy covers the soccer teams practicing. Guy answers that the waiver relieves the CHC in theory and that we have a good working relationship with Erie Insurance and that we have never had a claim.
 - c. Wanda asks what is included in structures. Guy explains the gazebo, bridge, spring house, benches, picnic tables, and trash barrels.
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- d. Wanda expresses concern that the ivy on the hill at the Copenhaver Terrace Lower Entrance to the park is killing the trees and creating a dangerous situation. Guy will see what can be done to remove the ivy from the park trees.
 - e. Eugene Ebert asks for a definition of “entrance” in the budget. This is the entrance to Copenhaver on Fall Road. It does not include the brick structures on Cold Spring and Wooden Bridge Roads.
 - f. On the budget: Guy explains there are no capital projects, some energy cost increases built into the budget, and tree work will continue.
 - g. Lee Hall asks if the increases planned for the big projects (tennis courts and paths) will be sufficient when those project come along. Guy says that they may not be large enough. Mickey says that when devising the Long Range Capital Item Maintenance/Replacement Plan there was no way to know the future costs but that by putting the money aside now, the CHC would be far closer to the actual costs than if no money had been put aside.
 - h. Jim Baldwin asks who does the trees? Guy explains that for larger projects this is bid and that Hood and EAH Landscaping have done the work. Jim will give Guy a recommendation.
6. Eugene Ebert moves **the 2006 CHC budget be approved a presented.** Cindy Burns seconds. All are in favor.

The meeting is adjourned at 8:15 PM

submitted by Mickey Bolmer



Treasurers Report Larry Waugh

2005 was a financially sound year for Copenhaver. We finished the year within budget and with the financial means to fund our capital improvements reserve (as we do each year). As our community ages, the need for tree maintenance and replenishment has grown. Many dying trees in the park have been pruned or removed entirely in the past couple of years, while several new trees have been planted. This is a costly process. We anticipate (and have budgeted for) a continuation of tree maintenance in the 2006 budget.

The annual dues collection process was very smooth. Thanks to all of you for submitting your payments promptly. We have experienced a few issues with invoice collection in those cases where the owner of the property is not living at their Copenhaver address. If you have an alternate mailing address for annual invoices (which are mailed April 1 each year), please let me know (larrywaugh@comcast.net) so that we can update our records and avoid confusion.

Copenhaver Homes Corporation

Contact Information 2006

Board members:

- Mickey Bolmer, VP and Secretary, MickeyBolmer@msn.com, 301-762-5406 (Sally)
- Cindy Burns, flamingo805@comcast.net, 301-294-7954 (Dave)
- Jane Burns, janeburns@mindspring.com, 301-251-2806 (Pat)
- Guy Chamberlin, President, GuyChamberlin@msn.com, 301-340-1237 (Hazel)
- Sherry Kinikin, sherrykinikin@hotmail.com, 301-424-3844 (Pat Dragga)
- Veronica Mason, okmason@comcast.net, 301-424-1588 (Orlando)
- Dan Myer, daniel.myer@mci.com, 301-251-5284 (Myrian)
- Hugh Mullins, PatnHugh@aol.com, 301-424-0534 (Pat)
- Larry Waugh, Treasurer, larrywaugh@comcast.net, 301-279-2041 (Jeannie)

Copenhaver Homes Corporation Committees 2006

- Audit: Hugh Mullins (chair), Cindy Burns, Tom Warren
- Architectural Control: Mickey Bolmer (chair), Cindy Burns, Dan Myer, Pat Dragga, Michael Arabe
- Lamplighter: Hugh Mullins
- Park, Entrance, Trees: Veronica Mason (chair), Mickey Bolmer, Guy Chamberlin, Dan Myer
- Community: Sherry Kinikin (chair), Lisa Tilley (picnic), Jane Burns (Fall Festival), Guy Chamberlin (park reservations)
- Communications: Jane Burns (chair, *Chronicle* and directory), Dorcie Sakuma (*Chronicle* and directory), Dave Berman (webmaster: Dave Berman, bermandog@yahoo.com, 301-762-6233), Mickey Bolmer (*Chronicle* and directory advertising), Guy Chamberlin (directory advertising)
- Street Trees: Sherry Kinikin (chair), Mickey Bolmer, Veronica Mason
- Tennis: Al Grant (chair), Sue Devesa, Lori Keefe, Lola Peres
- Park Permits: Guy Chamberlin

Snow?

Snow Shovelers who live in Copenhaver would like your business. They live in different parts of Copenhaver. Perhaps you'd like to save yourself from that backache or heart attack and hire a nice Copenhaver kid!!

Brad Harlan (15)	9012 Willow Valley Dr.	301-294-9566
Ben Kaufman (16 3/4)	1 Cold Spring Court	301-806-8004
Eli Gebler (13)	8901 Wooden Bridge Rd.	301-309-2348



WELCOME TO OUR NEW NEIGHBORS!

Aaron and Alisa Rulnick, and their son **Jacob** (age 3). They live at 8913 Copenhaver Drive. Their phone number is 301-762-1963.

Tom Rathburn and Caryn Danz, and their two children, **Noah** (age 9) and **Meredith** (age 6). They live at 8805 Wooden Bridge Road. Their phone number is 301-762-3086.

We extend a warm welcome!!

New Directory in March!

Need Corrections or Additions?

The Copenhaver Board is working on a new edition of our community directory. If you would like changes or additions made on your listing, please contact **Jane Burns** via e-mail at janeburns@mindspring.com or by postal mail at 8900 Copenhaver Drive

by March 15, 2006!

(It would be best if you do it now before you forget.)

We have noticed that there have been many changes to e-mail addresses. Please check the present directory and if your e-mail has changed, let us know your current e-mail address.

We appreciate having you keep us updated on your information!



If you would like to insert an item for a future issue of the Copenhaver Chronicle, please e- mail Jane Burns at janeburns@mindspring.com, or call her at 301- 251- 2806.

MONTGOMERY SQUARE-COPENHAVER SWIM CLUB

Join your friends and neighbors for fun in the pool and sun this summer!

Open Memorial Day to Labor Day

Seven lane, 25-meter pool and fenced baby pool

Diving well with two boards

Basketball, Volleyball, and Table Tennis

Toddler Playground

Sun and Shade Lounge Areas

Picnic Area

Swim Team - great for children; swimming and socializing

Private Swim Lessons Available

Party Room and Large Deck Area

Located on Falls Road near the Montrose Road intersection

***For questions and membership information, call 301-424-0423 or visit
www.msclub.com.***

Copenhaver Community Calendar 2006

- Week of February 6: Annual Audit , Larry Waugh's
- February 21: Board Meeting, 7:30 PM, Sherry Kinikin's
- March 21: Board Meeting, 7:30 PM, Cindy Burns's
- End of March: Mini-Chronicle with 2006-7 Directory
- April 1: **Spring Clean- up**, 9:30 AM to Noon (no fooling!)
- April 18: Board Meeting, 7:30 PM, Jane Burns's
- May 16: Board Meeting, 7:30 PM, Hugh Mullins's
- Week of May 22: Chronicle
- June 4: Sunday, **Copenhaver Picnic**, 1-4:00 PM
- June 13: Board Meeting, 7:30 PM, Dan Myer's
- September 19: Board Meeting, 7:30 PM, Mickey Bolmer's
- Week of September 25: Chronicle
- October 8: **Fall Clean- up**, 9:30 AM to Noon
- October 15: Sunday, **Fall Festival**, 2-4:00 PM
- October 17: Board Meeting, 7:30 PM, Veronica Mason's
- Early November mailing for the election, budget, annual meeting
- November 14: Board Meeting, 7:30 PM, Larry Waugh's
- December 7: **Annual Meeting**, 7:30 PM, Cold Spring Elementary School

Neighborhood Notes

- ❖ Winter Warnings: The ice on the pond is a danger. Please warn all children to stay off the pond ice. If you see someone playing on or around the pond ice, please urge him or her away. Be careful with your pets as well! In a snow emergency, please do not park your cars on the street. The snow plow trucks need to clear the snow off the streets and parked cars block their way.
- ❖ With spring just around the corner, the tennis courts will soon be busy again. Don't forget that the only activity on the tennis courts is tennis and that the only people allowed on the tennis courts are residents (You can get your key from Al and Helene Grant) who are playing tennis and wearing tennis shoes. Though dogs, cats, and other pets are important Copenhaver residents, they are not allowed on the courts. Note that the tennis trash containers are stored for the winter, and so, if spring like weather lets you play, please take any bottles or other trash with you when you leave the courts.
- ❖ A recent mailing from Montgomery County Police reminded us that electric/gas powered "scooters" are NOT legal to be driven on roads or sidewalks, regardless of the operator's age and license status. They are for use on private property, i.e. driveways. The fine is \$275.00. Of course, the law does allow individuals with disabilities to use special vehicles on sidewalks.
- ❖ If you want to compost food, please use a closed composter. Putting food on an open compost pile encourages rats. Also squirrels and other vermin quickly move your garbage into your neighbors' yards and the park; this is a health and a safety problem.
- ❖ When raking leaves, please bag them. The County does not pick up leaves that have been raked into the curb, as does the city of Rockville. Leave raked into the street create walking, driving, and parking problems as well as plugging up the storm drains. Please, bag your leaves in the brown recycling bags and the County will pick them up.
- ❖ Yes, even through winter, you can keep calling and mailing to urge the County to take care of the street pin oaks. We've had a number of trees taken down and others marked. Also, the homeowner must request a new tree; planting is done near the old stump and so can be done before stump removal. Contact:

Guy N. Tureen, Tree Maintenance Program Manager
Highway Maintenance
Montgomery County Dept of Public Works and Transportation
101 Orchard Ridge Dr.
Gaithersburg, MD 20878
240/777-6000
FAX: 777-7670

- ❖ Don't forget your fences. Good neighbors keep good fences.
- ❖ Please keep your side and back yards as neat as possible. This, of course, is the most difficult time of the year because the shrubs and plants are not here to do their good work of hiding and disguising, but remember that it is likely that your neighbors see your side yard more than you do and perhaps just as much of your backyard. Equally, when you undertake a home improvement project, please follow up with your contractors to make sure that they do not leave trash and debris in your yards.
- ❖ Notes from Architectural Control Committee: If you are planning exterior home improvements, please, check the Architectural Control Committee *Guidelines*. As a rule of thumb, any change to your outside must be approved, but the ACC *Guidelines* give all the rules. You can find the ACC *Guidelines* on Copenhaverhomes.com or call/e-mail Mickey Bolmer.

The fastest and surest way to submit an application is to make four copies and then deliver the original and the copies to Mickey Bolmer. If you give him a call, he will make an appointment so that you can give him the application in person. Computers are just as fast (some young people might say faster!) and the address for e-mailing your application is acc@copenhaverhomes.com.

The committee works quickly and will try to get you an answer in a few days, but remember these are your busy neighbors volunteering their time. The more complicated the request, the more time the committee will need. Always, the more complete the application, the easier the committee's work. Don't forget to get your neighbors' signatures.

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Neighborhood Notes...continued from previous page

- ❖ County Street Lights: These are the taller lights just in the from the street. If you see a light that is out, please call the County Street Light phone number to report the dark street light. This is a new number! 240-777-6000. Each pole has a number that is used to identify the particular pole. If you can find this number and report it when you call, the County will have an easier time finding the pole. If the problem is a bulb, repairs have often been done quickly. Other problems may take more time.
- ❖ If you are dealing with radon in your basement (some Copenhaver homes have been found to have radon), the ACC urges you to place the necessary remediation as inconspicuously as possible and if possible to use shrubbery to hide it. Under Chimneys, the *Guidelines* say, “Metal flues will not be allowed on the front of the house.”
- ❖ If you are new to Potomac, (moved within the last two years,) join the **Potomac Area Newcomers’ Club!** This is a group of 250 energetic women who participate in a myriad of activities and interests including museum tours, games, hiking, discussion groups, book groups, cooking, eating, etc., etc. See their website at www.geocities.com/potomacnc/ or call Membership Chair, Elizabeth Danbeck, at 301-765-0066 or e-mail her at thedanbecks@erols.com for an application form.

copenhaverhomes.com

If you have misplaced your copy of the **Copenhaver Chronicle**,
look for a copy on our website!

If you want to look over the **Copenhaver Bylaws**, check our website!

If you want to review the **Covenants, Conditions and Restrictions**,
look at our website!

If you want to check the **Architectural Guidelines** and get an **application**,
go to our website and download the application form!

If you need to use **Copenhaver Park**, download the **Park Waiver Form**
from the website!

If you have questions about **Copenhaver** or the **Board**,
check our website before calling others for information!

Our website has links to information about **Montgomery County**,
the **State of Maryland**, as well as the **County Library** system!!



Don't miss Orlando Mason's beautiful photographs on the website!!