

The Regents Squire

Newsletter of Regents Square Condominium <http://regentssquare.com>

June 2018

Proposed Gude Entrance to Senior Center

The City is proposing opening up a second entrance from Gude Drive to the Senior Center with a barrier to prevent cut through traffic. This is only at the concept phase. No design has been created. This idea has come up in years past, but dropped due to neighborhood pushback. A second entrance to the Senior Center (allowing convenient access from King Farm and Falls Grove) would reduce Senior Center traffic through our area, although given the distribution of the City's population, the large majority of Senior Center members will likely continue to drive through our area to use the Carnation entrance. Two main costs to the neighborhood are that the Senior Center grounds serve as a park for many, with a tot lot, exercise equipment, walking paths, and fields used by local kids' teams. A second entrance to the Senior Center would not only mean paving a roadway from Gude Drive to the rear parking lot, but since demand for parking from those entering from the two entrances would be uncertain, it would also likely mean that additional parking spaces will be required, most on the side closest to the Carnation Drive entrance (e.g. the field near the Hawthorn Dr. cul de sac might be converted to a parking lot). The other cost to the neighborhood is that once a second entrance from Gude is built, it could be easier for the City to open up the barrier between entrances to make a new roadway. Consult City of Rockville Draft Master Plan 2040 <http://www.rockvillemd.gov/DocumentCenter/View/%2021729>



Regent Square Stuck in Traffic

Who knows what will really happen? Rumors are flying, politicians are stating their positions which can change quickly. How will plans for widening 270/495 affect our community? At the most recent board meeting, several residents asked those very questions. There has been a lot of conflicting information and we hesitate to put anything in print here that might be inaccurate. The Board President has written a letter to Jeffrey Folden, the contact person who wrote that crews will be on our property as they study the impact of widening, to invite him to our July 2 or August 6 board meetings. We will certainly let you know if he accepts the invitation to answer your questions. That said, we recommend you follow major news sources, be aware of what stance politicians take on the subject and write to your local representatives at both the county and City of Rockville to express your views. Alternatives to widening, such as reversible lanes and tolls have been put forth. Increased use of MARC/metro has also been suggested. Check this website for information: <https://495-270-p3.com/environmental> Email italiansoul2003@yahoo.com if you want to be on the email chain for residents to exchange ideas and report responses from local officials.

“Atta Board!” Committee Reports

Architectural committee

Rear fence guidelines being discussed; may change what is allowed. Always ask permission before contracting to build.

Animal control



Please pick up!

Communications

Use website or email chain to inform and communicate re I-270; follow Next Door

Budget Committee meeting
Wednesday, June 20th 7--8:30 pm
Senior Center

Landscaping – Drainage issues being addressed

Infrastructure: checking condition of gas meters

Painting: This summer:

62 units, 9 buildings and the office will be painted.

500-508, 552-566, 648-662, 664-676, 678-692, 728-740, 778-794, 833-843, 857-865

We still need almost 2/3 of the units to respond regarding what color they want. Put your choice in mail slot at 831 Azalea.

Good News! Corner Market

After much anticipation, the Corner Market has finally opened! The Pharmacy will open mid-July. Hours are Monday-Saturday 9 am-9 pm and Sundays from 9 am to 7 pm. Get your daily bread, milk, vegetables, cheeses and homemade sandwiches here. We are lucky to have local businesses so near to Regent Square.



Safety Reminders:

You should carry \$5000 to cover insurance deductible in case of any loss. Master Insurance does not cover the first \$5000. Have you installed 10-year, tamper resistant smoke alarms? New law requires these alarms—insurance may not cover fire damage if you don't have the new alarms.

HOMEOWNERS, ARE YOU COVERED?

Questions? Don't stress. Ask your Trusted Choice Independent Insurance Agent. Free to do what's right for you.™

YOUR POLICY SHOULD PROTECT

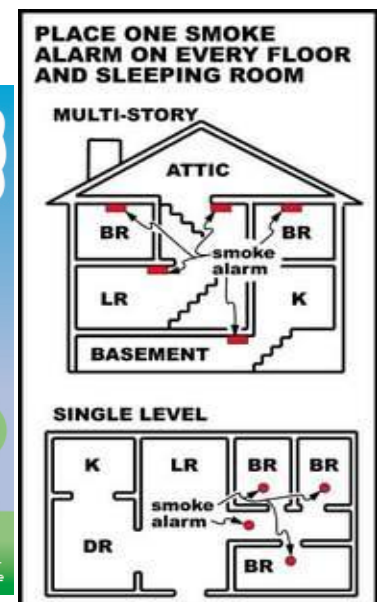
MORTGAGE INSURANCE VS. HOMEOWNERS INSURANCE

Does not insure your home. It insures the bank if you default on your loan. Provides coverage for your home in the event of a loss.

COST FACTORS

- Value of your home
- Crime rate in your area
- Amount of prior claims
- The state in which you reside

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Upcoming Board Meetings

www.regentssquare.com.

Monthly Board Meetings The Board of Directors meets on the first Monday of each month at 7:30 pm in the Rockville Senior Center, 1150 Carnation Drive, Rockville Maryland. Times and dates are below, (subject to change with prior notice to the community):

<i>Month</i>	<i>Day and Date (7:30 pm) Board Room</i>
July 2018	Monday, July 2
August 2018	Budget Meeting – Monday, August 6
September 2018	Annual Meeting –Tuesday, September 18-Azalea Room

Contacts for voicing your opinion regarding project to widen 270.

How to make your voice heard regarding widening 270:

Email the study team at 495-270-P3@sha.state.md.us

Call the study team toll free at [833-858-5960](tel:833-858-5960)

Contact for proposed Gude Drive entrance:

Email: mayorcouncil@rockvillemd.gov

Attend Meetings:

Rockville City Council Building Monday, June 18 at 7 pm

Woodley Gardens Civic Association- Tuesday, June 19 at 7:30

Gas pipes rusted? Call Washington Gas immediately! (301) 750-1000

They will paint the gas pipes from the ground as well as the meter. You are responsible for pipes from the meter to your furnace. You might get lucky and find them willing to paint your pipes as well. This is a safety concern. Tenants: let landlords know if the meter/pipes are rusting out.



< Good

Not Good >



How You Can Participate in Budget Planning

The Budget Committee welcomes resident participation in creating the 2018-2019 budget for the community. The committee members will meet at the Senior Center to work out the preliminary budget on Wednesday, June 20 from 7 pm to 8:30 at the Senior Center. At the July meeting, the board will discuss and approve a preliminary proposed budget. The next step is to send it to co-owners for comment and discussion at the August 6 board meeting (starting at 7:45 at the Senior Center). The board will vote on any changes to the budget at that meeting. The final proposed budget will be mailed to co-owners for their vote at the annual meeting on Monday, September 18. If you want to provide input on any phase of the process, please join us at the committee meeting or board meetings.

Regents Square Condominium

<i>Representative</i>	<i>Area #</i>	<i>Units Represented</i>	<i>Address</i>	<i>Telephone</i>
1	907-1015 Nelson 501-507 Azalea 500-516 Azalea	Christine Malich	556 Azalea	301-346-1616 chrismalich@gmail.com
2	518-566 Azalea	Chris Noonan Sturm President	560 Azalea	240-423-0955 cnsturm@gmail.com
3	602-662 Azalea	Patrice Lucid Secretary	646 Azalea	301-908-8076 pmucid@verizon.net
4	664-714 Azalea	Deb Bienstock	636 Azalea	240-751-7439 deb.bienstock@gmail.com
5	716-764 Azalea	Nara Battula	783 Azalea	301-990-9490 madisonnb@gmail.com
6	766-824 Azalea	Kathy Franke Treasurer	806 Azalea	240-535-5386 ccmsprite@verizon.net
7	741-831 Azalea	Joe Covey Vice President	831 Azalea	301-279-0028 coveyj@earthlink.net
8	826-892 Azalea	Joe Luptak	864 Azalea	202-423-8026 joseph.luptak@gmail.com
9	833-895 Azalea	Barbara Elesh	887 Azalea	301-340-0410 bmelesh@gmail.com