

KENWOOD FOREST II COMMUNITY NEWS SPRING 2009

Spring is Here and our Community is Blooming



Kenwood Forest II's Annual Yard Sale



Saturday, June 6 (rain date June 13) from 7:30 a.m. – 2:30 p.m.



Dumpster

And, in keeping with spring cleaning and the yard sale, a dumpster will be on the premises around the time of the yard sale.

Deck Cleaning and Staining will be done in Phase I beginning in May.



Seasonal Tips

Reminder: Spring and Summer brings open windows and doors and more outdoor activity. We all need to remember to be considerate of our neighbors and keep the noise to a minimum, especially in early morning (before 7:00 a.m.) and evening (after 9:00 p.m.).

Flower beds: Thanks to all of you who take the time to plant flowers around your unit. They are so lovely in the Spring. Just a note to remind you that the flowers should be planted in existing flower beds, please do not dig up grassy areas to make new flower beds.



Trash days

The clean up before, during and after trash days continues to be a source of concern to many in our community. Keep KFII looking

beautiful: Nothing looks as trashy as trash.

Curb side service: Trash and recycled material should be at the curb no earlier than 7:00 p.m. on Wednesday -- Trash cans should be removed from the curb no later than 7pm Thursday evening. Trash should be in plastic/can receptacles NOT in plastic bags.

Trash enclosures: Trash should be placed in the trash receptacles and not left sitting on top of containers for the birds, rats and other vermin to enjoy. Too often trash is left on top when the containers are only partially filled.

BULK ITEMS: Call Montgomery County for a pick up of large items: 240-777-6410

<http://www.montgomerycountymd.gov/swstmpl.asp?url=/content/dpwt/solidwaste/index.asp>



Pet Etiquette

Dogs: Puppies and dogs are cute, their poop is not. Please be a good neighbor and clean up after your pet and avoid your neighbor's plants. Your dog bags should not be placed in neighbor's trashcans.

Leash law: For those of you who may be new to the area, Montgomery County has a leash law (common area of a condominium is not considered an owner's premises) and the County penalty for dogs not on a leash is \$500 for the first violation and \$500 for each subsequent violation.



Turn on outside water

If you have problems with how to do this, please contact the management office. It helps us to maintain our green lawns.



Improvements and renovation

Also with spring comes the urge to renovate. Don't forget what needs to come to the Board for pre-approval forms are on our web site. If you are unsure whether you need to get Board approval or not please contact Oriel Jimenez for guidance.

Living in KFII means that you must have Board approval before any improvements or replacements are made to the outside of your home. Approval is required, but not limited to: windows, front and back doors, vents, attic fans, window boxes, sheds/outside cabinets, etc. The KFII Directory has a wealth of

information at the beginning of the book regarding Architectural Guidelines and KFII Policy and Procedures. Variance request forms are available on our web site and at the KFII office. Oriel Jimenez will mail or fax a copy to you or you can drop by the office and get one. When you submit a request please provide as much detailed information as you can so that the Board has a clear idea of your proposed change. Some things that you can include with the application are: photos, brochures from the company, architectural drawings, color chips, dimensions, and anything else that you think will make your request easier to review.

Window replacement: A number of unit owners have requested a variance for the replacement of windows. The replacement windows must be the same color as the existing windows. If you do not want to replace all of the windows at one time the Board will approve a request for partial replacement if the windows that are being replaced are either all of the windows in the front of the unit or all of the windows in the back or sides.



Bird feeders are not allowed
as rodents are attracted to them

Current Board Members

Tom Hutchison	President	John James	Member-At-Large
Linda Spear	Vice-President	Keith Magnus	Member-At-Large
Joan Joffe	Secretary	Jen Stolbach	Member-At-Large
Meigs Ranney	Treasurer		

Management Office Staff

Monday – Friday: 8:00 am – 4:00 pm
301-657-2683

e-mail: kenwoodforest2@verizon.net web: <http://www.kenwoodforest2.com>
Oriel Jimenez, Property Manager Wilber Quispe, Maintenance