

# Westchester Park Section One Condominium, Inc.

College Park, Maryland 20740

*www.angelfire.com/md/westchesterpark*

Date: August 23, 2001  
To: Westchester Park Section One Co-owners and Residents  
From: Judy Birkenhead  
Paula Tiberii  
Co-Chair, Rules Committee  
Subject: In-unit laundry equipment

In the past, Westchester Park residents have tried to use in-unit portable washing machines in violation of the Rules and Regulations. Even the most compact of these machines caused flooding in units below. However, on the market today are front loading machines that have low discharge rates that our plumbing system can accommodate, have ventless drying systems, and provide electricity savings as well.

Currently our leasing agreement with Coinmach forbids any in-unit laundry equipment. The contract is up for renewal next year, and in anticipation of negotiating to allow our co-owners the option of in-unit laundry machines, we are proposing the attached change to the Rules and Regulations.

These machines are expensive, and we don't anticipate many residents will purchase them. Consequently, we will continue to maintain commercial washers and dryers in the laundry rooms of each garden apartment building.

In accordance with the Maryland Condominium Act Section 11-111, Rules and regulations, there will be an open meeting on October 24, 2001 at 7:15 p.m. in the activities room of 6200 Westchester Park Drive to allow unit owners or residents to comment on the proposed rule change. Unit owners may also submit written comments. There will be a regularly scheduled Board meeting immediately following the open meeting at which the Board will vote on the proposed rule change. If it passes, we expect the change to become effective 15 days after its publication as required by the Maryland Condominium Act.

Attachment

Proposed Amendment to the Rules and Regulations

WESTCHESTER PARK SECTION I CONDOMINIUM, INC.  
PROPOSED AMENDMENT TO THE RULES AND REGULATIONS

August 2001

Following is an amendment to the Rules and Regulations. Please refer to your copy of the rules dated November 11, 1982, and the Amendments to the Rules and Regulations dated April 1984.

Article I, Section H. Delete the current paragraph and insert:  
Individual washers and dryers shall not be permitted within the garden apartment units unless:

1. the lease agreement for the commercial washers and dryers in the garden apartment buildings permits in-unit laundry equipment;
2. the in-unit laundry equipment meets criteria established by the Board of Directors; and,
3. the unit owner receives prior written consent of the Board of Directors.

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College Park, Maryland 20740

*www.angelfire.com/md/westchesterpark*

## AMENDMENT TO THE RULES AND REGULATIONS

December 14, 2001

The following amendment to the Rules and Regulations was passed by the Board of Directors at its meeting on October 24, 2001, following an open meeting held to allow unit owners or residents an opportunity to comment on the proposal. This amendment to the Rules and Regulations is adopted under the provisions of Section 11-111 of the Maryland Condominium Act. The effective date is the date of this notice.

Please refer to your copy of the rules dated November 11, 1982, and the Amendments to the Rules and Regulations dated April 1984.

Article I, Section H. Delete the current paragraph and insert:  
Individual washers and dryers shall not be permitted within the garden apartment units unless:

1. the lease agreement for the commercial washers and dryers in the garden apartment buildings permits in-unit laundry equipment;
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3. the unit owner receives prior written consent of the Board of Directors.

## Synopsis of Rules & Regulations for residents of Westchester Park Section One Condominium, Inc.

(From Rules & Regs. effective 11/11/82 and amended 4/84 and 11/01)

### I. Use of Apartments & Townhouses:

A. General-Each unit will be maintained in good repair in a clean & sanitary manner. Exterminator service is provided by the condominium. Call the management agent for service when needed.

B. Maintenance- All plumbing fixtures, air handler, lighting fixtures, refrigerators, dishwashers, disposals, ranges, & other equipment inside units shall be repaired or replaced by the owners of the units. All decorating, painting & the like is done at the owner's expense. Window repairs inside the unit, including glass, are the owner's responsibility. The owner shall also keep terraces & balconies in a clean & orderly manner. No interior structural change can be made.

C. Windows, terraces & Balconies. No clothes, bedding nor antennae may be hung from windows or balconies. Clothes, rugs, dust mops & other such items shall not be shook or hung from windows or balconies.

D. Flower pots & Bird feeders: Shall not be placed on ledges or suspended outside of windows. Nor shall animals or birds be fed on ledges or balconies or terraces. Hanging flower pots or planters may be used on balconies, terraces if securely fastened.

E. Cooking: All outside grills must be placed a minimum of 30 feet from buildings. Call the fire department immediately if a violation is observed.

F. No unsightly accumulation or storage of litter, building materials, or trash of any kind shall be permitted either within any unit, or on balconies or terraces, or on any of the common elements.

G. Motorcycles, scooters or any motorized vehicles are prohibited within any buildings or on terraces or balconies. Call the fire department immediately if a violation is observed.

H. Individual washers & dryers shall not be permitted within the garden apartment units unless: 1. the lease agreement for the commercial washers & dryers in the garden apartment buildings permits in-unit laundry equipment; 2. the in-unit laundry equipment meets criteria established by the Board of Directors; and 3. the unit owner receives prior written consent of the Board of Directors.

**PLEASE SAVE THESE 2 SHEETS WITH YOUR IMPORTANT CONDO PAPERS. Non-Resident owners, make sure your tenants have a copy. Thanks.**

## II. Common Elements: (Everything outside the walls of individual units.)

A. Nothing shall be stored or left in hallways.

B. No outside aerial or antenna is allowed without written consent from the Board of Directors.

C. Trash & Laundry rooms must be used following the rules outlined for household trash, recycling products, bulky trash, Xmas tree removal, and use of laundry equipment.

D. Used Christmas trees should be thrown over balconies using caution or taken out through terraces. Do not drag trees through halls. Written instructions for disposal are provided to residents every January.

E. Laundry-Washers & Dryers are used in accordance with contractor's instructions. If machine is inoperable, the user should report immediately as posted. Excess soap should be wiped up & lint cleaned from dryers after each use.

F. Doors to trash room must be closed at all time. Doors to laundry room must be closed and locked at all times. If windows in the laundry room are opened for any reason, the user must close and lock upon leaving the area.

G. Storage bins located in basements of 5960, 5962, 6006, 6008, & 6010 are available by request from the management agent. Written instructions for use are provided by the agent when assignments are made.

H. Entrance doors are to be kept closed at all times. The high cost of heating & air-conditioning makes this a necessity. If you observe an open door, close it.

I. Parking. No junk vehicle or other vehicle on which current registration plates are not displayed nor any trailer, truck, camper, camp truck, house trailer, boat or the like shall be allowed upon any common elements, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out. A vehicle shall be considered a truck if not generally used for passenger use and if the vehicle has a manufacturer's total load capacity designation greater than three-fourths (3/4) of a ton. Vans used solely for personal passenger use shall not be considered trucks. However, vans & other vehicles used for commercial purposes shall be considered trucks and shall not be permitted to be kept upon any common element. Additionally, no repair or extraordinary maintenance on vehicles shall be carried out upon any common element. No parking is permitted in fire lanes which are designated by a yellow curb. Violations should be reported to the management agent.

J. The condominium has a contract with towing operators to remove offending vehicles & Traffic violations may be reported to Prince George's County Police.

K. No motorized vehicles are allowed on sidewalks or lawns, except for snow removal or lawn maintenance. If a violation is observed, tell the offenders to move immediately. Otherwise, call the moving company, management agent, or police to effect immediate removal. Gas lines and other utility lines are located underground but too close to the surface to allow the weight of such traffic. (The Hertz U-Haul-It Company has been especially cooperative in immediate enforcement of this provision.)

L. Garden plots may be developed by residents as long as they add to the attractiveness of the community and do not interfere with permanent landscaping. If not properly tended, they will be cut down and the soil re-seeded. Although individual gardens are planted on common elements, all residents are to respect the effort & privacy of the plantings.

III. Noise-Radios, TV, Stereos, etc. should not be played at a volume to cause irritation to neighbors. If you are offended by such noise, ask the offenders to stop. Immediate enforcement can usually be obtained by calling the Police if the noise occurs between 11 pm and 8 am.

IV. Commerce & Signs:

A. No commercial or political signs are to be posted anywhere on the premises.

B. Realtor signs may be placed inside one window of units for sale. Realty agents should be advised to use care in placing open house signs in the ground as the wiring for the lighting system is very near the surface.

C. No part of the common elements shall be used for commercial activities of any character.

D. All condominium units are for private residential use only. A temporary non-residential use may be permitted in writing from time to time by the Board of Directors.

E. No offensive trade or activity shall be carried out. Nothing shall be done which may be or become an annoyance to the neighborhood or other owners.

F. No soliciting of any kind is permitted on the premises. Residents should inform any person soliciting door to door that prohibition of same is posted near the entrance and in each hallway of apartment bldgs.

## V. Pets:

A. Dogs are to be walked on leashes in woods and field on edges of property. Owners must clean up after their dogs as necessary. No animals may be tied or staked on any common elements. Unnecessary barking is to be curtailed.

B. Cats, when outside, must have owner identification tags or rabies tags to distinguish them from strays.

C. All licensing, leashing laws and rabies inoculations are under the jurisdiction of the Animal Control Warden of Prince George's County. The metal dog license tag shall be attached to each dog's collar & worn at all times.

## VI. Leasing of Units By Owner

A. No unit may be rented for any period of less than 12 months.

B. Unit owners who rent their homes must include in the lease the requirement that the tenant adhere to the Bylaws, Rules & Regulations of the condominium and, furthermore, in the event of breach, the Board of Directors, as well as the unit owner, has the right to bring the tenant to the appropriate landlord-tenant court for eviction.

C. Unit owners must provide the lessee with the rules & regulations and Bylaws so that no inadvertent or deliberate violations occur during the lease term.

D. Unit owners must provide the management agent with a copy of the lease with name and phone numbers of lessee.

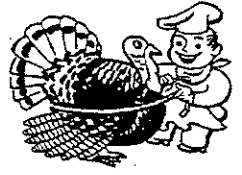
E. When unit owner leaves the community, the management agent must be given the new mailing address of the owner.

## VII. Miscellaneous

A. The community newsletter will keep the residents informed as to essential telephone numbers.

B. Swimming pool rules & regulations & passes are issued annually by the management of 6200 Westchester Park Dr. The pool is shared with both 6100 & 6200 building residents.

November, 2001



# WestChatter

WESTCHESTER PARK SECTION ONE NEWSLETTER  
[www.angelfire.com/md/westchesterpark](http://www.angelfire.com/md/westchesterpark)

## President's Report:

**THE HOLE:** As luck would have it, the hole at the Boiler Room parking lot revealed nothing more than additional settlement in the area where our underground oil tank was removed years ago. There was no indication of underground pipe leaks.

**ROOFING:** Late October, all of our roofs were checked (including our Boiler Plant). Repairs and preventive maintenance work was done. Phifer Roofers believe we are now set for a problem-free winter season. They have also assessed that our roofs have a reasonable remaining life of 10 more years. This is good news --as our present Reserve table budgets for replacement in only 5 more years.

## LAUNDRY:

For those apartment people who are **NOT** interested in in-unit laundry facilities: **PLEASE BE ASSURED THAT COMMUNAL LAUNDRY FACILITIES WILL REMAIN IN ALL OF OUR APARTMENT BLDG. BASEMENTS FOR YOUR USE!**

For those who **ARE** interested:

In addition to "Quiet Line's" ventless, front-loading wash/dry combo unit, another even more sophisticated option is now available from Creative Laundry Systems in Beltsville (301) 937-4777. It is called the "Intellowasher D". It is 20% larger, and sensors determine the water level, cycle time, and excess suds removal needed by the size and type of load. Alas! You cannot operate it by remote control. You will still have to put your dirty clothes inside the machine to start it. Oh Well!

Ceal Franz 345-7472

**BYLAW REMINDER:** Absentee owners need to review Art. X.Sec.2 p.31 before leasing their units for:

- ...requirement to supply copy of lease to our management agent
- ...obligation of tenants to have copies of and obey our bylaws and rules
- ...liability of tenants to pay condo fees if absentee landlords become delinquent

NOTE: Absentee Owner Kits are still available. Call Lorraine Hiatt 301-474-8781





DIRECTORY

Board of Directors:

Ceal Franz, President 345-7472  
 Paula Tiberii, Veep 441-1217  
 Judy Birkenhead, Treas. 474-4068  
 Joan Baker, Sec. 345-2917  
 Bob Crecco 345-9024  
 Mtgs. normally held 4th Weds. of month  
 Agendas are posted, along with changes.

Committee Chairs:

Budget & Finance:

Lorraine Hiatt, Helen McGlauchin

Bylaws & Legal: Jack Carrick

Building Representatives:

Phyllis Berg.....474-5797

Elections:

Kent Kwiatkowski, J. Carrick

Landscaping: P. Tiberii.....441-1217

Rules: Judy Birkenhead

Social.....

Safety & Security & Elections

Kent Kwiatkowski 474-2427

Towers Liaison: L. Hiatt

Westchatter Editor:

Anne Harter 345-5327

Pat Roberts 345-8726

Newsletter Distributors:

K. Kwiatkowski, P. O'Leary,  
 M. McDonald, J. Flora, MA. Ferrarese,  
 K. Pomerantz, J. Baker, A. Harter,  
 K. Roberts, D. Louvis, Sub: S. Ross,  
 P. Roberts.

Newsletter Mailings: Pat Tucker

The "Westchatter" is published monthly  
 except for two months (Usually  
 mid-summer and mid-winter). Deadline  
 is the first of the month. All  
 contributions must be signed by writer  
 with unit number and phone. Deliver to  
 editor. Articles are encouraged, but the  
 editor reserves the right to include &  
 edit (with permission of writer) as space  
 allows.

Building Representatives:

5960 Anita Carey 6010-----  
 5962 Joan Baker 6012-----  
 5964 6014-----  
 5966 Pat Tucker 6016 Linda Sims  
 5968 Ida Weiner 6018-----  
 5970 Anne Harter 6020  
 5972 Paula Tiberii 6022 A. Hartman  
 5974 Marty McDonald 6024 -----  
 5976 Bill Steffeck 6026 E. Foote  
 6000 David Layfield 6028 Kesha Pitt  
 6002 Linda Gillespie 6030 -----  
 6004 Phyllis Berg 6032 -----  
 6006 Vivian Robinson 6034 -----  
 6008----- 6036 -----  
 6038 Judy Birkenhead

Townhomes.....Dina Louvis

MANAGEMENT AGENT:

Abaris Realty, Inc.

12009 Nebel Street

Rockville, Md. 20852

Property Manager: Bob Fogel

Assistant: Jennifer Smith

Phone: (301) 468-8919

Emergency Procedures:

Weekends or eves: Such as laundry room  
 floods, power outages, contact the Mgt.  
 Agent. Tell the answering service to page  
 Bob Fogel or Pres. Steve Landsman. DO  
 NOT LEAVE A MESSAGE. Be sure he  
 is paged in order to return call.

Other Numbers:

Fire & Rescue. 911

County Police: 301-336-8800

U.S. Park Police 301-344-4250

Animal Control 301-499-8300

PEPCO (outages) 1-877-PEPCO 62

Wash. Gas (Leaks only) 703-750-1400

Bulky Trash.....301-952-7600

Metro Pest Control..301-897-0064

Coinmach (washers/dry) 1-800-229-7837

Westchester Park Civic Assoc.

Bob Crecco, Pres. 345-9024

Westchester Park Section One - Treasurer's Report  
September 30, 2001

Cash position as of September 30, 2001

Cash on hand	\$739,025.38
Less Accounts payable	<u>38,394.47</u>
Total	\$700,630.91

Delinquencies as of October 22, 2001

<u>Categories</u>	<u>Current Month</u>		<u>Previous Month</u>	
	<u>#</u>	<u>Amount</u>	<u>#</u>	<u>Amount</u>
over \$1000				
\$100-\$1000	14	\$5,105.77	13	\$3,846.89
under \$100	6	<u>143.09</u>	7	<u>291.22</u>
Total	20	\$5,248.86	20	\$4,138.11

Operating expenses as of September 30, 2001: \$5,938 overbudget

Expense categories of note:

<u>Under budget:</u>		<u>Over budget:</u>	
Electricity	\$36,060	Gas	\$72,030
Water/Sewer	\$12,703		
Concrete	\$6,800		
Snow Removal	\$6,318		

Reserves:	Balance as of 9/30/2000	\$659,484.00
	FY2001 Budgeted Contribution	\$134,922.00
	Expenses as of September 30, 2001	<u>\$83,983.42</u>

**TREASURER'S NOTES**

Fiscal Year End Report

Fiscal year 2001 ended September 30, and although our expenses were \$5,938 over budget, our revenue exceeded expectations by \$8,217 which gave us a net income in our operating budget of \$2,279. Also, the following were accomplished this past fiscal year through our reserve budget:

1. New address number plaques for the townhouses: \$ 1,073.57
  2. Brass knobs on the garden apartment light fixtures: 1,020.68
  3. New vinyl shutters in 8 of the townhouses 4,535.00
  4. Replacement copper pipes in the garden apartment attics: 58,887.00
  5. Painting of garden apartment patios/balconies: 11,210.00
  6. New address number plaques for garden apartments: 1,257.17
  7. Rebates to co-owners for windows & sliding glass doors: 6,000.00
- \$83,983.42

Reserves

Expenses from reserves in September total \$415. They include \$225 for a rebate to a co-owner for 3 windows, and \$190 for final payment on the exterior painting of garden patios and balconies.

Judy Birkenhead  
Treasurer



Motions - Board of Directors 10/24/01

Birkenhead moved and Tiberii seconded:

"To adopt the Amendment to the Rules and Regulations proposed by the Rules Committee concerning in-unit laundry equipment."

Yes: Unanimous

WESTCHESTER PARK SECTION I CONDOMINIUM, INC.  
PROPOSED AMENDMENT TO THE RULES AND REGULATIONS

August 2001

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  3. the unit owner receives prior written consent of the Board of Directors.



**Insurance Reminder**

Please remember to check on your condominium homeowner's insurance policy to see that it is up-to-date.

The master policy for the condo and our by-laws are specific as to what is the responsibility of the individual homeowner. Most insurance companies are familiar with the needs of a condo homeowner and can assist you in making the necessary choices.

Don't wait for an emergency to find out that you are underinsured. Check your copy of the by-laws and the details of your policy for specifics as to condominium living.

Paula Tiberii  
Vice President  
301-441-1217

Above repeated by request.

If you are contemplating in-unit laundry equipment and you are located above a neighbor, you will want to be sure that your household insurance is up to date. This also applies for renters' insurance.