



READWOOD

DuFief Homes Association Newsletter Fall 2023

Tree Tops - President's Message by Fred Mingo, HOA Board President

November 2023

Dear Community,

The leaves are gone, Halloween and Thanksgiving have past, and 2024 is right around the corner! It's hard to believe the holiday season is here already. I know this season is busy but there are a few points I want to highlight in this final Readwood for 2023.

First, please mark your calendars. Our DuFief HOA homeowner's Annual meeting is scheduled for **Thursday evening at 7:30PM, February 15, 2024**. We are planning for this year's meeting to be in person and preceded by a potluck, exact location and details will be forthcoming.

Your DuFief HOA is an all-volunteer Board. There are nine elected Board members, all elected to a three-year period. That means every year three new board members are elected. Serving as a Board member is a great opportunity to help your community! Please feel free to reach out to me or the Board at board@dufief.org if you have any questions and or want to discuss the benefits of becoming a Board member.

In this Readwood we are including the results from our recently completed DuFief homeowner community survey. We received 130 homeowner replies, and overall, residents felt the appearance of the community was very important. In general, residents prefer the HOA in its current capacity and regarding the ARC, residents support conformity and seem to favor updating the ARC guidelines though there is uncertainty in how to apply that conformity.

Please take time to read over these results and as always, your Board welcomes feedback or questions via email to board@dufief.org. We will also discuss these results at the Annual meeting.

Additional highlights since our last Readwood include:

1. DuFief Octoberfest; our second community hosted a picnic for 2023. Over 100 families attended, enjoyed great food, festivities, beautiful weather, and took the opportunity to meet their Board members, view the Survey results and spend time with neighbors from across DuFief.
2. DuFief Drive front entrance cleanup, phase one complete.
 - a. The HOA is responsible by easement for maintaining the stone retaining walls located on both sides of DuFief Drive, near Darnestown Rd.
 - b. While this easement was established in 1974, it was overlooked for years and the easement at 15245 DuFief Drive was especially overgrown. Around a dozen trees were removed, stumps dug out and then the area was mulched. For phase two we will replant shrubbery and include the ongoing maintenance of this area in our landscaping contract.
 - c. Montgomery County parks owns and is responsible for maintaining the area between the first two DuFief plots and Darnestown Rd. The county allows us to locate the "DuFief" neighborhood signs at the corner, providing they comply with county guidance, but they are required to maintain this area.

Finally, the monthly DuFief HOA Board meetings are always the second Monday evening of the month at 7:30PM. All homeowners are afforded the opportunity to raise concerns to the Board so please feel free to join our monthly Zoom; meeting details are available through your AppFolio portal calendar, emailed out to your Appfolio portal email address(es) or at our <https://dufief.org/> website.

Happy holidays and have a safe New Year!

The Survey Results are in! Click on the link to see what your neighbors think about the HOA Board's priorities.

[DuFief HOA ComSurveyResults 2023 v1.docx](#)



The DuFief Fall Picnic was another huge success with over 100 neighbors attending!



Thank you to all the Boardmembers for organizing this fabulous event.



Dues News

The DuFief HOA covenants permit the maximum dues assessment to increase by up to 3% per year. The Board has decided the Maximum Annual Assessment will increase by 3% to \$247.91. However the board also decided that each home will only be assessed \$240.00 for 2024, rather than the maximum amount allowable.

2024 dues will be \$240.00 per lot. On January 1, 2024, you will receive an invoice from AppFolio which is a platform that we use for the management of our homeowners association.

Payments will be able to be made by credit or debit card, ACH transfer. For those of you who wish to make payment by check, that option will also be available. If you have any questions, please feel free to email Brian Frank, the treasurer at treasurer@dufief.org.

Board Member Reports

Treasurer's Report on Annual Assessments

As of November 28, 2023, the Board has collected annual dues from 297 of the 306 homes in our neighborhood (roughly 97.1%). The annual assessments that we use to maintain our common areas in order to keep the DuFief neighborhood a popular area for homebuyers **ARE NOT OPTIONAL**. Every household must pay the annual dues. The original notice for 2023 dues was sent to all homeowners at the beginning of January 2023. Additional copies of the invoices have been mailed and emailed to homeowners.

The annual assessments are used primarily to maintain our common areas in order to keep the DuFief neighborhood a popular area for homebuyers. Every household must pay the annual dues.

Any homes that have not paid their dues are subject to potential lawsuit which will include a request for interest and attorneys fees and may result in a lien on your property.

We have been very successful in collecting dues. All assessments have been collected for 2010 and all years prior. There is one home that has not paid dues from 2011 through 2019; two (2) homes that have not paid 2020 dues; four (4) homes that have not paid 2021; seven (7) homes that have not paid 2022 dues and nine (9) homes that have not paid 2023 dues.

The Board does not enjoy having to take neighbors to court, however, the homeowners assessments are no different than having to pay real estate taxes on your property. If you owe more than two years of dues, a lawsuit is likely to be filed.

For those who have paid your annual assessments in a timely manner, "THANK YOU". For those who have not paid the 2023 or owe for prior years, please do so as soon as possible in order to avoid additional costs, and a potential lawsuit.

Should you have any questions, please contact me via email – treasurer@dufief.org or by telephone – 240-606-5100.

Brian Frank, Treasurer

Welcoming Committee

The DuFief Welcoming Committee is planning a new community member social in the new year. Alicia Clausen, our Welcoming Committee leader, will announce the details and post a calendar invite to our community on the AppFolio portal. This event will welcome all new members to our community, provide community and neighborhood information and the opportunity to meet with the DuFief HOA Board members. If you have a new neighbor, please ask them to send their contact information to board@dufief.org so we can be sure they are invited.

Readwood Submissions

The Readwood is published quarterly. We welcome your articles, requests, and thoughts to be added to any future newsletters. Please be sure to submit your articles to Readwoodeditor@gmail.com by the following dates to be included in the next newsletter.

February 23, 2024
May 24, 2024
August 23, 2024
November 22, 2024

For the DuFief Community's architectural guidelines for renovations, repairs and additions in accordance with maintaining the California Contemporary design Miller and Smith created in 1973. Please go to www.dufief.org/architectural-review for an application before doing work on the exterior of your home.

Noteworthy News



The French Connection of DuFief by Linde Fuller

On September 2, 2023, the DuFief website received a message from a French citizen, Madame Dominique Sophie Lambert, referring to an article on the history of DuFief, which appeared in the Readwood, our newsletter, in the Winter 2015 issue. Mme Lambert, who does not speak English, inquired – in Google-translated English – about individuals of the du Fief family who emigrated from France to the U.S. in the 18th and 19th centuries because she was in the process of writing an article about the family for a historic society. In particular, she wanted to know who Mary DuFief Fowler was.

(Mary DuFief Fowler was John L. DuFief's aunt, and he inherited enough money at her death to buy about a thousand acres of land between Rte. 28 and the Potomac River.)

The DuFief family story in the 2015 Readwood issue was obtained from the Montgomery County Historical Society. The main intent of the Readwood article was to inform DuFief residents about how our development came into existence – who owned the land originally, why it was sold, who was the builder, but not principally to examine the history of the individual DuFief family members, even though it is unusual and interesting. I referred Mme Lambert to the Montgomery County Historical Society and offered to help her if she had problems obtaining the information she needed.

I have not heard from Mme. Lambert in the meantime, but I intend to write to her (in perfect French) to ask her whether she was able to obtain the information she needed and to ask her for access to the article she wrote about the du Fief family.

Thank you Linde for being our spokesperson!

A friend of DuFief and all its neighbors will be missed.



Jack Weld and his beloved dog, Beau

Memories of 51 years lived in DuFief 1972 - 2023

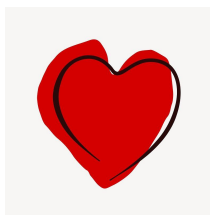
It was 1971 when Jack Weld saw an ad for new homes being built, in what was then the country, in Montgomery County west of DC. The new development was called DuFief and was advertised as modern homes designed for young families. He was 33 years old and ready to settle down.

On his first visit he found dirt roads and partially constructed homes with a variety of floor plans. After choosing the plan, the lot construction began and he moved into 11525 Brandy Hall Lane in June of 1972. For the following 51 years he lived in that same house and loved everything about DuFief. The people, the location, the woods, and the home itself just suited him and those he loved.

After his 50th birthday in 1988 he began the next 35 years walking the woods trails with his beloved springer spaniels. Many of you got to know him by the names of his four legged companions.

His friendly nature and ready smile will be missed by many.

By his loving wife, Pam Weld



OVER 20 YEARS IN DUFIEF

By Clare Carrillo

My name is Clare Carrillo and I have been living in the Dufief Community since 2001. What I enjoy the most about the Dufief Community is going on walks in the woods to explore nature with my parents and my two dogs. I also enjoy walking in the woods because I get to watch my two dogs swim

in the creek when it is hot outside in the summertime.

I enjoy the Dufief Community Picnic because I remember when I was a volunteer at the moon bounce when I was still a student and I enjoy watching the neighborhood children play on the moon bounce at the picnics.

I still remember going to school at Dufief for 2nd and 3rd grade. I still also remember selling Girl Scout cookies to neighbors when I was a young teen.

I love watching the birds at the feeder on the deck with my parents.

WARNING TO DOG OWNERS

Please keep your dog HOME if possible.

There is an Upper Respiratory Infection affecting dogs locally and around the country.

Some cases have been severe and even fatal.

Avoid dog to dog contact/environments with other dogs if possible (boarding, daycare, grooming, dog parks).

Please monitor your dog for any upper respiratory symptoms (coughing, sneezing, lethargy). Call your vet immediately if you have any questions/concerns.

*** This makes it especially important to keep your dog on a leash to avoid unwanted contact.**

All pets in Montgomery County are required to have a pet license.

<https://www.montgomerycountymd.gov/animalservices/oas/licensing.html>

Neighbors Helping Neighbors



This is your space to offer or ask for services from DuFief neighbors. Do you babysit, petsit, enjoy yard work and can offer help, troubleshoot technology issues, or need recommendations or assistance? If you would like to list a service or a request in our next Readwood, please send an email to Readwoodeditor@gmail.com.

Committee forming! Are you interested in helping neighbors who might need some assistance? Some of our neighbors may be isolated in their homes for a variety of reasons. Health issues, disabilities and language barriers keep people from reaching out. Often a friendly neighbor checking in to see if they need anything is appreciated. If you are interested in volunteering or have ideas on how we can identify these neighbors while respecting their privacy, please reach out by emailing readwoodeditor@gmail.com or Board@dufief.org.

CASUAL TUTORING available for grades 1-7. Do you find yourself stretched too thin at times and can't help your child with their schoolwork or don't understand the curriculum? I am a veteran MCPS teacher, an experienced tutor, and an ADHD coach who can assist with your short term needs. I work on an as needed basis with flexible scheduling. Please contact me at vtutor1@gmail.com for more information. Sandi Shapiro

The MONTGOMERY COUNTY COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium and homeowner associations, and in housing cooperatives, generally called "common ownership communities." In order to better serve the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the County created the Commission on Common Ownership Communities. The Commission operates under the authority of Chapter 10B of the County Code.

The Commission has 3 basic duties:

Education: The Commission provides free information to both members and to governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association and to avoid complaints. Among other tools, it offers a "Manual and Resource Guide" for boards of directors, and detailed information on architectural control, assessments, and meetings. It publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will also speak to communities and their boards on request and welcome invitations to do so.

Legislation: The Commission advocates for common ownership communities concerning proposed laws and regulations at the local and State level.

Dispute Resolution: The Commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The Commission is composed of 15 volunteers who are appointed for 3-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers and realtors. Every Fall, the County publishes a request for applicants to the Commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at www.montgomerycountymd.gov/ccoc. If you have questions, CCOC prefers to be contacted by email. at: CCOC@montgomerycountymd.gov. To receive information by email about CCOC news and events, sign up for them by going to www.montgomerycountymd.gov and following these links: 1. "I Want To;" 2. "Register, reserve, enroll;" 3. "eSubscription;" 4. "Create an Account;" 5. "Consumer Protection;" 6. "CCOC."