



READWOOD

DuFief Homes Association Newsletter Winter 2024

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

February 2024

Happy New Year! I hope everyone is enjoying this winter and the gorgeous days we have had with snow on the ground and the trees; truly a beautiful sight. We just held our first in-person Annual Meeting since before the pandemic and completed our election cycle so within this quarterly edition of our Readwood, we will highlight our 2023 accomplishments, introduce our board members, and look forward to 2024.

First, I want to send out a hearty THANK YOU to three outstanding community representatives that are stepping down from elected Board positions after almost 40 years of collective service. Linde Fuller served on the Board and as our Readwood editor for almost 20 years, Pam Weld served on the Board for over 14 years and Bill Golumbskie finished up his first 3 year term. Together, their efforts have greatly improved our community and helped make DuFief a better place to live, especially during these past post-pandemic years. On behalf of our DuFief community, Well Done!

2020 in Review

- 1. AppFolio transition:** This is our most ambitious project of the year. We have fully transitioned our community into the AppFolio software system for all homeowners. Currently we have 85% of our homeowners using the system, receiving regular communications for upcoming events and information like this Readwood and much more. Our Architecture Review Committee (ARC) process is completely digitized and streamlined and, thanks to another project, we have digitized all of our 50+ years of historical paper files. These records are now accessible through your individual Appfolio homeowner portal and/or the members only section of our community website. Please reach out to board@dufief.org with any questions.
- 2. Community Survey:** After several attempts, we completed a community wide survey of priorities and interests using the Survey Monkey tool. We are using these results to prioritize our HOA Board activities moving forward. Please click on the link in this Readwood or log into our members only section to review the results.
- 3. In Person social events:** As a result of your survey results, we received positive support for organizing community events and activities. I personally believe this area is important, especially after we suspended these events during the pandemic. This is one of the reasons we elected to hold our Annual Board meeting in person with a pot-luck dinner before the meeting. We also hosted a welcoming committee event and two picnics at the pond. We look forward to hosting more events in 2024.
- 4. Common Area Improvements:** Another area of importance highlighted in the survey was improving our many common ground areas. In addition to completing several pond area projects, like replacing worn pond playset parts and adding new mulch around the playset, we effectively leveraged the Montgomery County 311 system to repair and replace damaged cul-de-sac curbs. In addition, we started a front entrance beautification project around the stone retaining walls where the HOA has easement responsibilities. This specific front entrance effort was the catalyst for the formation of a new **DuFief Green Team** that will be introduced in this Readwood. I'm personally excited about how this effort will blossom and will be taking on additional community improvements over the coming years!

2024 looking ahead:

1. AppFolio system use and adoption: My professional background was in supporting, leading and managing large technology modernization projects so I have found our transitioning to our new AppFolio system to be very similar. Our new AppFolio system offers tremendous capabilities and benefits for communicating and supporting our community including text communications and an automated community directory data collection feature. We look forward to encouraging greater user adoption and turning on more of these features this next year.

2. DuFief Green Team: Our newly formed DuFief Green Team is taking on several projects and looking for support from across our community.

a. Front Entrance Beautification: Last year we cleaned up the overgrowth, dug out stumps and put down mulch to essentially reclaim the area around the stone walls at our entrance. For 2024, we have hired a consultant to assist us in planning and then planting a sustainable green space at our entrance. This project will evolve over the coming years and will definitely facilitate community participation and support. Our new board member, Moira Davenport, is leading our Green Team. Please look for their articles in the Readwood for additional details.

b. Landscaping contract renewal. In 2021, we competitively awarded a contract with PPR for our HOA landscaping maintenance and services. Our contract option years were exercised last year and our current contract ends in the spring of 2025. In 2024 our Green Team will lead our effort to issue a request for proposals of this contract to ensure we receive the best services and price.

3. Social events: As highlighted by the survey results, our community residents prefer in-person social events. To that end, we have increased our budget and plan on hosting at least two, if not more social events in 2024. We do have a repeatable template for these events but they require VOLUNTEERS to make any plan a reality. Please reach out to board@dufief.org if you are interested in helping and or possibly taking the lead in planning a social event for our community.

4. Caring Neighbors: At any point in our life, we might require some form of support or assistance from a friend and or neighbor. From running to the grocery store, lifting or moving heavy objects around within their home or maybe shoveling the snow and ice from the front steps. Regardless, if you have lived in DuFief for a long time or recently moved into your home with a young family, the reality is that many of us live in DuFief but don't know our neighbors or don't know them well enough to ask for help. While Montgomery County offers a multitude of support and services, many of us recognize the decision to reach out for help can be very personal and private. In addition, many people are often unsure where they can go for support. As an effort to help within our DuFief community we are organizing a phone tree with volunteers ready to assist. This effort will be led by Pam Weld and Sandi Shapiro.

5. Committee Volunteers: DuFief is a Volunteer Board and we are always looking for VOLUNTEERS interested in helping our community. The following areas / committees in particular are in need of help. Please reach out to board@dufief.org if you are interested in supporting any of the following:

a. **Architectural Review Committee (ARC).** According to Montgomery County Common Ownership Community (CCOC) requirement, we are required to hold an open meeting to formally approve all requests. Our ARC committee meets monthly on the first Sunday of the month to review all applications.

i. Our survey responses highlighted the importance and interest with the ARC and there is a lot of work to be done to take our ARC and community to the next level.

ii. We have digitized all ARC records and completely automated the ARC request processing thru AppFolio. Reconciling these digitized ARC records with the actual physical appearance of every home within our community will take some effort. Exactly how we approach this effort is under discussion. It will take time to plan out and then complete.

b. **Welcoming Committee:** Welcoming new individuals and families to our neighborhood is an important step in building a community. Our Welcoming Committee is looking for volunteers interested in helping our new residents

complete this transition.

c. Nominating Committee: We have nine (9) elected board representatives, three are elected each year for a three-year term. The Nominating Committee is responsible for identifying prospective candidates willing to become a board member. Elections occur annually at our February Annual Board meeting. The committee serves all year and provides input for this election.

When I ran for my second term as a board in 2022, I identified four goals:

- 1) To listen to you, our community homeowners, understand your priorities and then work to deliver upon these priorities.
- 2) To improve communications between the Board and community.
- 3) To operate as a Board member, with open transparency and deliver cost effective services for our community.
- 4) To increase or maintain your home's value.

I've included my goals now, so you know my priorities and what I hope to achieve as your representative. More importantly, please feel free to let me know how I'm doing as your representative, and collectively, how we are doing as your Board representatives. My email is fmingo12@gmail.com so please feel free to email me or talk in person. I'm frequently outside working around our home or hiking and or riding along the Muddy Branch trail, so please feel free introduce yourself and let me know your thoughts. I hope you have a safe and happy new 2024!

Meet the 2024 Dufief HOA Board Members



President: Fred Mingo

I was first elected to the Board in 2019, I was the HOA Vice President then elected as President. I am married to Sandi Shapiro, and joined her in her home at 11553 Brandy Hall Lane where she has lived since 1996. Together we have five adult children living and two small rescue dogs that all take time, love, and attention. I was born and raised in a suburb of Cleveland, Ohio, attended Miami University (of Ohio) and then joined the U.S. Navy. I started my career flying as a pilot for almost 20 years and then transitioning into information technology in 1997 and retired as a captain in 2006. I then worked as a consultant in the DC area for almost 10 years before being recruited into the Department of Veteran Affairs to help lead a major healthcare modernization program, retiring in the summer of 2021.

I keep active hiking, biking (often on our Muddy Branch trail or the Potomac towpath), working out in our gym, swimming, traveling, reading, playing games, gardening, volunteering and with our home improvement projects. We love our home, the DuFief community, the greater DC area and have no intention of moving. We have continually modernized our home with an eye to fit into our community. Please feel free to reach out or stop over if you want to see what we have done and or if we can be of assistance.

Secretary: Ron Ely

I grew up in PA and my wife and I moved here in 2005. We have two sons and a dog, and I enjoy running on the Muddy Branch trail and training for ultramarathons. I ran for the board to advocate for the right of individual homeowners to live their own lives in their own way without new restrictions or liabilities being imposed on them.

Treasurer: Brian Frank



I have been a board member and Treasurer of the DuFief Homes Association for nearly 15 years. I have been an owner since 2004. I love this community and its many treasures, including the pond plus the location is perfect. In my spare time I am an attorney in Rockville with a general practice.

Board Members:



Shawn McClosky

Born and raised in Maryland, Shawn left to earn his Bachelor's degree in Sociology at York College of Pennsylvania before ultimately landing in the Rockville area in 2008. He came to the area to start a career in transportation behavioral research at Westat. As a project manager, he has overseen nearly a dozen regional, statewide, and national household travel surveys. During this time, he met his beautiful wife, Sara McCloskey, started a family, and planted roots in the area. As their family grew from a loveable Staffordshire Bull Terrier, Rocky, to two young energetic boys, so did the need to expand beyond their small starter home in downtown Rockville. In October 2020, we found our forever home in the Dufief neighborhood. As an avid runner and lover of the outdoors, the proximity to both nature and amenities was the perfect blend. We have enjoyed spending countless days on the Muddy Branch Creek Trail and, when they are of age, we look forward to walking our two boys to school at DuFief Elementary.



Jared Smith

Originally from Harrisburg, Jared grew up in central Pennsylvania where he earned his Bachelor's degree in Chemistry at Bucknell University followed by a PhD in Neuroscience at the Penn State College of Medicine in Hershey. While working at Penn State's main campus, Jared met and married the love of his life, Beth Shakespeare, and they added their loud but lovable companion, a beagle named Henry. Together they lived in San Diego, CA for 4 years while Jared completed a post-doctoral research fellowship at the Salk Institute for Biological Studies, and they achieved their greatest accomplishment of welcoming their son Theodore (Teddy) to the family. In 2019 the family moved to Maryland where Jared took a job directing the neurology research at a local biotech company, REGENXBIO Inc, developing gene therapies for a variety of diseases. In April of 2020, the family was fortunate to find home-sweet-home at 11521 Brandy Hall Lane in the beautiful DuFief neighborhood where Teddy currently attends kindergarten at DuFief Elementary and Henry begins his days barking at the hikers on the Muddy Branch Creek Trail.

Architectural Committee Members



Mandy Pereira

My family first moved to Dufief in 1986, and even after I left for college and moved out on my own, I

always loved the feeling of turning into Dufief from Route 28, driving under the arching trees that frame the entrance. It felt like home, long after it technically wasn't anymore. When my husband and I had the chance to buy my parents' house in 2017, we jumped at the opportunity. The calm and cozy feel of the neighborhood, the trees, and the parks are still some of my favorite things about living here, but now that we have a child attending Dufief Elementary School, in a classroom with my picture outside of it from my days there, we've had the opportunity to get to know so many other families, and we feel like our family is really part of a community. I've so appreciated everything that this neighborhood has given me since I was a kid, so serving on the Architectural Review Committee seemed like one way to make a contribution back to the community.

William Washington ARC Chairman
(bio unavailable)

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.



Webmaster: Barbara Brentworth

My name is Barb Brenkworth. I'm the webmaster for DuFief HOA. I live on Happy Choice Lane and I purchased this home in 1991. I retired from an IT position with the National Weather Service in 2005 and freelance, providing wordpress website and IT support to individuals and organizations. I work part-time for Maxsold, an online auction for downsizing, moving, and otherwise getting rid of all of the stuff people accumulate in a lifetime! I'm on the Board of Directors of Little Longears Miniature Donkey Rescue in New Oxford PA which is a sanctuary for donkeys, mules, ponies, and a few select horses! I love to run, bird watch, tend my garden, and read. I value the peace and quiet of this neighborhood above everything else.

Welcoming Committee: Alicia Clausen
(bio unavailable)



Readwood Editor: Sandi Shapiro

I am pleased to support the Dufief HOA as the Readwood Editor. I was raised in a suburb of Cleveland, Ohio. Fortunately, MCPS offered me a teaching job while at Miami University if I moved to the area. Off I went and began my teaching career. Being familiar with the great reputation of Dufief ES, I wanted to move to the area to send my children there. I was awestruck when I found our home that backs to the woods on a beautiful street. I have lived in DuFief on Brandy Hall Lane since 1996. I raised 2 daughters here and now enjoy my home with my husband, Fred Mingo and our 2 rescue chihuahua mixes. Our yard is a favorite spot for our 3 rescue granddogs.

After retiring from MCPS as an elementary teacher for 32 years, I tutor and coach students who have ADHD/Anxiety challenges. In addition, I enjoy gardening, exercising, walking, traveling and spending time with our blended family of 5 adult children.



Moira Davenport

My husband Bill and I moved to Dufief in 1987 and have raised four sons here. We immediately loved our new neighborhood, with the woods, streams and pond, and friendly neighbors. As a Dufief Board member, I will work to foster community spirit and to preserve the natural surroundings that make Dufief a wonderful neighborhood in which to live.

Before retiring in 2014, I worked in the professional association sector, most recently as Director of International Business for the American College of Cardiology. Retirement has brought new interests. A lifetime gardener, I have become increasingly committed to transforming my yard into useful habitat for birds, pollinators and other wildlife. This has been enormously rewarding as I see the new life coming to my shrubs and flowerbeds. A few bird walks soon turned me into an keen birder, which in turn has introduced me to the many wonderful natural areas in our region and an appreciation for our native trees, shrubs and other plants. These interests have led to involvement in several organizations which work to nurture and protect our natural areas and wildlife. I serve on the Board of Directors of Wild Ones Nation's Capital, an organization which encourages homeowners to garden for wildlife. I am also the Membership Chair for the Montgomery Bird Club, a chapter of the Maryland Ornithological Society.

In the 90's, I served on the Dufief Architectural Committee for several years. A few years ago, I put out a call in the Readwood for like minded Dufief gardeners to get in touch so we could exchange plants and experiences. We are now a group of 14 or so who visit each other's gardens, exchange plants and enjoy fellowship. It would be an honor to serve on the DHA Board and to contribute to the wellbeing of our community.



Donna Freshwater

Almost a year ago, I was appointed to the Dufief HOA board to fill the remaining one-year vacancy left by the then Board President's resignation. It's been a great learning experience. I've seen the current board, with Fred Mingo as President, give attention, serious productive discussion, and action to maintaining and improving our lovely neighborhood. It has been an honor to participate in this group effort.

I grew up in Ohio, moved to Georgia in 1982 for active duty enlisted Army service at Fort McPherson. I performed a number of tasks to include admin, personnel, and contracting. Exiting Active Duty, I continued in GS civilian service at Third Army as a Secretary to the G-3 Division, as well as remained in the Army Reserves with Third Army. After leaving the Army I received a BSc. in Information Systems at Kennesaw State University.

We moved to Maryland in 1990, rented for several years, before finding our home in DuFief. Many hours were spent renewing the interior; so much so that one of my Christmas presents was a DeWalt compound sliding miter saw. Another Christmas gifted me a Paslode finish nailer. They have both been used extensively to this day. In fact, I just gifted myself a brad nailer.

I was also a soft sculpture artist, and traveled frequently to shows up and down the east coast. Show travel also included two amazing trips to Germany. Since then, I spend many hours wielding my self-taught handywoman skills in and around the property, all the while contemplating ideas to improve the exterior appearance. Siding and new windows finally happened (Yay!). Now, I hope for someone to give me great landscaping ideas.

DIY is my hobby, baking is my diversion, taking care of my two rescue pups is my passion. I also occasionally work with Friends of All Critters at Shelters (FOACAS) helping with fostering and transport. You'll often find me trudging around the yard pushing a lawnmower, but not enjoying it very much. Gotta keep moving forward.



Angel Manzur

My name is Angel Manzur. After several years of living in New Jersey, Texas, and Virginia, my wife, Brady, and I moved to Dufief almost 4 years ago to raise our 5 and 3-year-old kids. Born and raised in Mexico City, I moved to the US for a graduate degree in science. For the last 14 years, I've been working in different tech companies, the current one based in Germantown, MD.

On warm days you can find us playing outside our cul-de-sac in Pebble Hill, looking for turtles at the pond, or searching for a playground.



Dr. Ashok Prajapati

I am Dr. Ashok Prajapati. With a profound passion for community service and a steadfast commitment to positive change, I am dedicated to representing the diverse interests and concerns of our wonderful community. Having grown up in a small village in India where everyone lived like a family, DuFief holds a special place in my heart. It is reminiscent of the close-knit community I cherished in my youth. Since moving to DuFief last year, my family and I have found a warm and homely community, making it our favorite place to call home at 11505 Brandy Hall Ln. Married to Shailja Prajapati, and with two sons, Aditya (10th Grade) and Aryan (7th Grade), we take pride in contributing to the continuous improvement of our community.

As a technology community leader with over 20 years of experience in diverse communities, I have dealt with complex issues throughout my career. With a background as an Engineer, Researcher, and People Leader, I have worked with General Dynamics Land Systems and currently serve as Deputy Tech Fellow (Sr. Civil Servant) at NASA, supporting missions to Mars, the Moon, and beyond. My passion extends to volunteering over 15 years with IEEE, where I held roles such as Sr. Member, Vice-Chairman, Director, and Editor-In-Chief of an International Journal for over 5 years.

My extensive background equips me with the skills needed to navigate the complex issues facing our community. I have a proven track record of uniting communities and keeping residents informed on critical issues, showcasing my commitment to making a positive difference.

I am committed to addressing any challenges our community may face. Key issues that I will prioritize include:

- Improving Infrastructure
- Enhancing Community Safety
- Fostering Open Dialogue and Collaboration
- Ensuring Every Voice is Heard in the Decision-Making Process

I believe that by working together, we can find innovative solutions to enhance the quality of life for all residents. I am enthusiastic about the opportunity to serve you and collaborate to create a stronger, more vibrant community. Your support is invaluable, and I am eager to hear your thoughts and concerns. Together, let's build a future that we can all take pride in.

Board Member Reports

Treasurer's Report on Annual Assessments

As of February 22, 2024, the Board has collected annual dues from 225 of the 306 homes in our neighborhood (roughly 73.5%). 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 2024 dues was sent to all homeowners at the beginning of January 2024. 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.

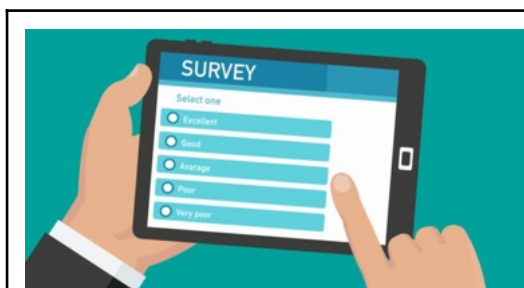
We have been very successful in collecting dues. All assessments have been collected for 2010 and all years prior. There is one home that has not paid dues from 2011 through 2019; two (2) homes that have not paid 2020 dues; three (3) homes that have not paid 2021; four (4) homes that have not paid 2022 dues; and eight (8) 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 2024 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



Updated Survey results with a summarization![DuFief HOA CommunitySurveyResults 2023.docx](#)

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.

May 24, 2024

August 23, 2024

November 22, 2024

Noteworthy News



DuFief Green Team Established

When DuFief homeowners were asked in the HOA's recent survey what we saw as the most important priorities for the community, our top answer was the importance of enhancing the appearance of the common areas and, especially, the beauty of the community entrance on DuFief Drive. This result should surprise no one, because it shows the strong continuity that today's residents have with DuFief 50+ year history as a neighborhood dedicated to enjoying and preserving the natural world. Our wooded lots, our beautiful park and pond off Coles Chance Drive, and our location adjoining Muddy Branch Park (almost 900 acres of Eastern woodland forest) all contribute to our community's strong links with our natural environment.

To strengthen this focus on our links to nature, the HOA Board has encouraged the creation of the DuFief Green Team, which will take on projects to beautify DuFief as well as to provide opportunities for residents to learn about and enjoy nature, the Muddy Branch watershed, native plants and wildlife, and ways to support nature through more sustainable practices at home and in the community.

Green Teams initially sprouted as environmental advisors to municipalities but have blossomed into diverse, action-oriented groups. They're no longer confined to town halls, but rather, they're branching out into neighborhoods like ours. Here, they're not just about recycling—they're about weaving threads of sustainability into the very fabric of our community.

Statewide, over 85 Green Teams, like those championed by Sustainable Maryland, are cultivating cleaner, greener worlds. These citizen-powered movements boast stats that speak volumes: a 15% reduction in energy use in participating towns, 10% more residents composting, and a surge in community gardens and tree plantings. These aren't just numbers; they're stories of neighbors becoming stewards, families learning together, and our shared environment flourishing.

So, how can a Green Team take root in DuFief? The inspiration for this initiative comes from many sources, but one important one is the work of Doug Tallamy, an entomologist, ecologist, and conservationist who is a professor at the University of Delaware. He has written several books, such as *Bringing Nature Home: How Native Plants Sustain Wildlife in Our Gardens* and *Nature's Best Hope: A New Approach to Conservation that Starts in Your Yard*, that explain the importance of native plants and their role in the ecosystem. He advocates for home gardens and landscaping that bridge the gaps between parks and preserves in providing habitat for native species. He also calls for reimagining our lawns to expand more natural areas that can support more life.

The Board has requested that the Green Team's first project be the replanting of the walled beds at the entrance to DuFief at Route 28 and Dufief Drive with a range of Maryland native plants and shrubs. Native plants are those that have evolved in our region and are adapted to our climate, soil, and wildlife. They provide many benefits for our ecosystem, such as:

- Supporting pollinators, birds, and other animals that depend on native plants for food and shelter.
- Reducing water use, fertilizer use, and pesticide use, as native plants are more drought-tolerant, pest-resistant, and nutrient-efficient than non-native plants.
- Enhancing the natural beauty and diversity of our landscape, as native plants offer a variety of colors, shapes, and textures throughout the seasons.

We believe that by following Tallamy's vision, we can create a more natural and sustainable environment in our community that will benefit not only ourselves, but also wildlife and the planet. Imagine a vibrant group of residents, passionate about green spaces and eco-friendly living. This team, representing our diverse walks of

life, could tackle projects like revamping our common areas with native plants, organizing workshops on composting or on invasive plants, or advocating for solar panels on community buildings. The possibilities are as endless as our collective imagination.

We invite you to join us in this endeavor and become a member of the DuFief Green Team. As a member, you will have the opportunity to:

- Help decide what projects are most important and feasible for our community, such as planting native trees, shrubs, flowers, grasses, and groundcovers in our common areas, learning how to reduce the use of pesticides and herbicides, creating rain gardens or bird habitats to attract pollinators, removing invasive plants that threaten our native flora and fauna, or conducting nature and birding walks on our trails.
- Collaborate with other members and experts to plan, design, implement, and maintain these projects, using the best practices and resources available.
- Learn more about native plants and their benefits, as well as how to identify, grow, and care for them in your own yard.

Enjoy the satisfaction of making a positive difference in our community and our environment, as well as having fun and making new friends along the way.

As plans develop, we'll be posting information on the DuFief website and in the Appfolio calendar, and if you are interested in joining the DuFief Green Team, please contact us at dufiefgreenteam@gmail.com.

We will be holding our first meeting soon to discuss our goals, objectives, and action plans. We hope to see you there!

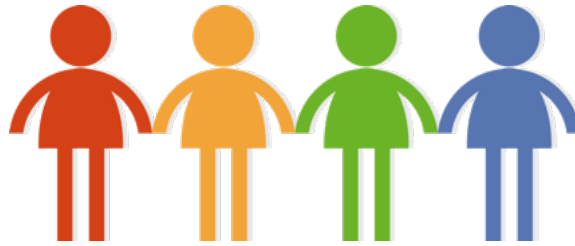
Did you know that Montgomery County has rules to guide us on parking in a residential neighborhood? Please be kind and follow the rules. [Sec. 31-19. Obstructing entrances to public or private driveways](#)

REMINDER:

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.

Caring Neighbors Group is 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. Pam Weld and Sandi Shapiro are creating a phone tree of neighbors who are available to help. If you would like to be a part of the phone tree, please send your name, phone number and email address to Pam Weld at brandyhallpam@gmail.com or Sandi Shapiro at readwoodeditor@gmail.com. Include areas you are available to help, for example, cooking meals, driving to appointments, decluttering, taking a walk together, paying a social visit, house maintenance, changing a fire alarm battery, shoveling snow, the list is endless!

Do you need help? Pam and Sandi will keep any requests confidential and find an appropriate volunteer to help you. Please do not hesitate to reach out.!

Please check out the Montgomery County Village to Village Network. www.vtvnetwork.org Let us know if you think this would work for Dufief.

Neighbors Helping Neighbors



This is your space to offer or ask for services from DuFief neighbors. Do you babysit, petsit, tutor, do yard maintenance, 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.

Hello neighbors! My name is Tracy Weatherford and I own an at-home baking business called Tracy's Treats. I make custom-order cakes, cupcakes, cookies, and more! All fresh ingredients and no preservatives. I have pictures on Facebook and Instagram and can be reached via email or text to place orders or answer questions. I love baking and making people happy with delicious treats! 240-994-0783, tracystreatsmaryland@gmail.com

Are you interested in adding plants native to Maryland to your garden to attract pollinators and beneficial insects? The Dufief Green Team is available to help you get started. We can discuss the selection of plants for sun or shade, dry area or wet, and which are more deer resistant than others. Or if you would just like to exchange ideas about ecological gardening practices, get in touch with us at Dufiefgreenteam@gmail.com.

Casual Tutoring available for grades 1-7 and ADHD Executive Function Coaching for grades 4-12. 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 needs. I work on an as needed basis with flexible scheduling. Please contact me at yrtutor1@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."