

Your HOA Board continues to work on keeping our community well maintained and a welcoming environment for all.

Included in this Readwood:

President's message

Treasurer's report

Secretary's report

The Green Team update

Picnic News

Noise Pollution information

Congratulations to Jay Schlossberg!



# READWOOD

DuFief Homes Association Newsletter Fall 2025

## President's Message:

Dear DuFief Community:

With the rumble of school buses and the return of crisp morning air, another summer here in North Potomac draws to a close and the autumn fast approaches. With that, let us take a look back at the summer and then turn an eye towards the new season ahead.

Back in early June, we had another fantastic HOA picnic to mark the end of the school and the start of summer. The neighborhood gathered down at the Turtle Pond and ate BBQ, drank some beer, the kids bounced in the bounce house, and everyone enjoyed the blue sky and sunshine. Many thanks to everyone on the Board who helped organize and run the event. It was also a great opportunity to unveil the newly paved and widened walking path, refurbished stairs and handrail, as well as the new dog-walking stations. All of which seemed to be well-liked, so kudos to Fred, Moira, and everyone who pitched in to help make these changes. If you weren't able to make the summer picnic, never fear, our Autumn picnic is right around the corner and we hope to see all of you back at the Turtle Pond for another great opportunity to meet the many new neighbors we have welcomed this summer to our woody community.

This summer, the HOA was still in session for our meetings on the second Monday of each month, making progress on agenda items like the Capital Reserve Study, additional community beautification activities (notable the front entrance), ARC processes, and more. I encourage everyone in the community to come if you are interested via the Zoom link on the [www.dufief.org](http://www.dufief.org) website and hope you will consider getting involved in the HOA. We are in need of active folks to keep the HOA working smoothly to improve our community and perform the necessary administrative work to keep DuFief going. Of particular need is for a volunteer to help maintain our website, as our long time webmaster Barbara Brenkworth has moved and we thank her for her many years of service. So please come to one of our Zoom meetings and see how your dues are put to good use and consider contributing your time and talents.

Still no word on the MCPS school boundary study, but many of your neighbors are hard at work coordinating responses and attending meetings to advocate for our best interests: staying in the Wootton cluster. The more voices MCPS hears, the better our chances are. If you have any questions, you can reach out to myself or others on the board and we can direct you to the discussion boards. Fingers crossed for a satisfactory outcome, but acknowledging that change is inevitable as our area grows.

With that, I bid you all adieu, and hope to see you around the neighborhood.

Best,  
Jared B. Smith  
DuFief HOA President

---

## Treasurer Report – for Aug 11, 2025, Board Meeting

Operating Account balance as of 8/11/25 -	\$116,051.20
Operating Account 7 Mo. BOA 4% CD (Apr 15 □ Nov 15, 2025)	<u>\$140,331.20</u>
Total Operating Funds:	\$256,382.40

304 homes / 306 have paid – 99.3% for 2020 Dues  
303 homes / 306 have paid – 99.0% for 2021 Dues  
303 homes / 306 have paid – 99.0% for 2022 Dues  
301 homes / 306 have paid – 98.4% for 2023 Dues  
294 homes / 306 have paid – 96.1% for 2024 Dues  
281 homes / 306 have paid – 91.8% for 2025 Dues  
Total All Years still due: \$13,550.25

Reserve Account balance as of 8/11/25:	\$61,332.34
Reserve Account 7 Mo. BOA 4% CD (Apr 15 □ Nov 15, 2025)	<u>\$86,338.24</u>
Total Reserve Funds:	\$147,670.48

### Expenses from July 1, 2025, to July 31, 2025

1. Solitude Lake	\$ 222.03
2. Zoom	\$ 17.50
3. AppFolio*	\$ 302.82
4. Front Entrance Water (\$50 ea homeowner)	\$ 100.00
5. PPR	\$ 2,704.17
6. CCOC License Renewal	\$ 1989.00
7. Staples – Resale Package Folders	\$ 9.85
Total	<u>\$ 5,345.37</u>

Note: \* AppFolio bill now includes \$8.82 in MD taxes effective 7-1-2025

### Deposits made from July 1, 2025, to July 31, 2025

1. 2025 (1 dues payment)	\$ 245.00
<u>2. 1 Resale Packages</u>	<u>\$ 100.00</u>
Total	<u>\$ 345.00</u>

Fred Mingo, Treasurer



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 \$255.35. However the board also decided that each home will only be assessed \$245.00 for 2025, rather than the maximum amount allowable. On January 1, 2025, you will receive an invoice from AppFolio which is the 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 and you can mail your check to DuFief Homes Association, Inc., PO Box 3034, Gaithersburg, MD 20885.

---

It's been an interesting time for the organization from a record-keeping perspective. As with many other things in society today, the HOA has increasingly moved its activities online within the past few years. This has brought opportunities, changes, and challenges to the organization.

The board has been attempting to improve transparency by ensuring agendas are distributed prior to board meetings. Those who are signed up for notifications through Appfolio should be receiving calendar reminders with links to meeting agendas. You can also find agendas on the [dufief.org](http://dufief.org) website under the "Members Only" menu on the page entitled "DUFIEF HOA BOARD MEETINGS". We also publish meeting minutes to this same page sometime after they are approved by the board the following month, and share these documents to homeowners to view within Appfolio once they are approved and finalized.

In recent years we have scanned our legacy paper records and moved these into an electronic filing system. This includes many past records from people's homes, including ARC folders. Homeowners who wish to see the ARC records we have for their homes can do so by contacting the board.

Ongoing work the board is looking at includes improving our process documentation and updating internal document formats for things like resale packages and violation notices. We are also working on releasing an updated homeowner directory within the next few months. Homeowners should have received an electronic delivery consent form which also allows you to confirm or update your contact information.

Among the challenges the board has faced is balancing the benefits of digital transformation with concerns about homeowner privacy. Technology changes quicker than people do, and I myself at times have struggled with whether using some shiny new feature or tool is really in the interest of the entire community. We welcome feedback from homeowners about how best to preserve the characteristics of the organization which matter most to the community as we go about making changes. Would you like to see more electronic communications, or is it starting to be viewed as spam? Are we making changes too fast, or would you be totally OK with replacing me with an AI chatbot tomorrow? We are a community driven and volunteer run organization, and the board would like to know which things are working for you and which things are not.

Ron Ely  
DuFief HOA Board Secretary

---

**Friendly Reminder:** Noise in and around DuFief. The Board would like to remind our community that Montgomery County does have a noise ordinance and that construction projects on a weekend cannot start before 9:00 AM by law. Some helpful information follows:

#### Maximum Allowable Noise Levels in Montgomery County

\*Measured outside at the property line

##### Daytime:

Weekdays: 7 am - 9 pm;

Weekends & Holidays: 9 am - 9 pm

##### Nighttime:

Weekdays: 9 pm - 7 am;

Weekends & Holidays: 9 pm - 9 am

Non-Residential 67 dBA 62 dBA

Residential 65 dBA 55 dBA

Noise Control Home, DEP, Montgomery County, MD Government



[Chapter 31B. Noise Control. \[Note\] - American Legal Publishing](#)

Disclaimer: This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation.  
codelibrary.amlegal.com

[noise-brochure.pdf](#)

[Key Provisions of the Law: Violation? Noise Control - Montgomery County Maryland](#)

Sound is an everyday fact of life for most of us. However, when sound becomes noise (unwanted sound at constant high volumes), problems arise.  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*DuFief HOA Community Picnic is Coming Soon!*



**What: DuFief HOA Community Annual Fall Picnic**

**When: To Be Announced**

**Where: DuFief Pond & Park (Enter of Coles Chance Rd.)**

**Who: All DuFief HOA Residents (homeowners and/or renters)**

**Meet your HOA Board members and community neighbors**

**The event will include:**

**- Food, Salads, Snacks & Drinks provided**

**- Games, Music, & Family Fun**

**Yard and Table Games to share are welcome**

**Volunteers are needed: Please contact <mailto:board@dufief.org> if you can help!**

**You will be receiving an Evite closer to the date. Please RSVP so we can order the right amount of food and drinks.**

# Highlights from our Summer Picnic 2025



## DuFief Green Team

All DuFief residents are invited to participate in Green Team activities, whether it's for one project or many. Sign up by sending an email to [dufiefgreenteam@gmail.com](mailto:dufiefgreenteam@gmail.com). If you have an idea for a project that will enhance our ecological surroundings in DuFief, please get in touch.

**Invasive Weed Removal:** Our next weed removal event will be on **Saturday, September 6**, meeting at the pond playground at **9 a.m.**

In May, the Green Team spent several hours removing garlic mustard and wineberry from the far left side of the pond (from the playground end). This time we will start work on the right side of the pond.



Carolyn Carlson, Vin Kotraiah, Keven McGrattan, Steve Walter, Roger Rasnake, Ryan Nutter, Mariel Solomon and Moira Davenport (taking photo) cleared this pond area of invasive vegetation.

**Nature Walks:** The Green Team is holding two Nature Walks along the Muddy Branch Greenway this fall. The dates are **Wednesday, September 17** and **Saturday, October 18**, both beginning at **9 a.m.** at the DuFief Pollinator Gardens at DuFief Dr. and Rte 28. Sign up by sending an email to [dufiefgreenteam@gmail.com](mailto:dufiefgreenteam@gmail.com). Bring binoculars or mention in your email if you don't have any so we can bring extras. Children are welcome.

A list of plants, birds and insects we saw on the July walk is [here](#).

## Green Team at the DuFief Picnic

The DuFief Picnic was a hugely successful affair with record attendance, sunny weather and good food. The Green Team table kept busy throughout giving away shrubs and mosquito traps, the *Buckets of Doom!* We were lucky enough to have Barbara Fonseca from the Montgomery County Department of Environmental Protection with us. Barbara chatted with many residents and gave away her entire stock of 25 compost bins to those wanting to give them a try.



## Easy Ways to Support Your Backyard Ecosystem

- Reduce or eliminate use of pesticides and herbicides, especially on the lawn.
- Leave the leaves in place as much as possible, raking those on lawns to the yard periphery, under trees and shrubs or into compost piles.
- Reduce outdoor lighting to sustain night-flying insects and bats; consider replacing standard light bulbs with yellow ones.
- Keep cats indoors.
- Grow a few native shrubs and perennial plants. Contact the Green Team if you want help getting started.

Here's a great [article](#) from the National Wildlife Federation on the wildlife that needs leaf litter to survive the winter.

---

## Update and Congratulations to Jay Schlossberg!

Long time DuFief resident, Jay Schlossberg, garnered an Emmy Award in June 2025 over 8 other nominees for his feature doc film, "Feast Your Ears: The Story of WHFS 102.3 FM". He is the Director & Executive Producer of the movie. 'HFS, as it was lovingly known (and still referred to that way today) was one of the most beloved, and legendary, FM radio stations ever to grace the airwaves right in the heart of Bethesda. To watch, simply launch the free PBS app on a Roku, Fire Stick or Apple TV (not Apple TV+) device and type in Feast Your Ears. Or, on any device like an iPhone, laptop, etc. go to [www.PBS.org](http://www.pbs.org) (<http://www.pbs.org/>) or [www.WETA.org](http://www.weta.org) (<http://www.weta.org/>) (also free!) and again type in Feast Your Ears. Then "mirror" or "cast" to your smart TV so you can watch the fun and see the great graphics on the biggest screen possible!



---

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](http://www.dufief.org/architectural-review) for an application before doing work on the exterior of your home.

# 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](mailto: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](mailto: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](mailto:Dufiefgreenteam@gmail.com)

Volunteers Needed: DuFief Homeowners Association. Do you want to have a voice in how our community is maintained? Are you looking for ways to meet your neighbors and make new friends? Do you have some ideas you would like to see happen? We are always welcoming volunteers for committees and special projects. Send an email to [board@dufief.org](mailto:board@dufief.org) or let any board member know of your interest.

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](http://www.montgomerycountymd.gov/ccoc). If you have questions, CCOC prefers to be contacted by email. at: [CCOC@montgomerycountymd.gov](mailto:CCOC@montgomerycountymd.gov). To receive information by email about CCOC news and events, sign up for them by going to [www.montgomerycountymd.gov](http://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."