



CITIZENS' ASSOCIATION NEWSLETTER

April 2006

Published by the Carderock Springs Citizens Association:

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Residents of Carderock Springs and surrounding areas may join the Citizens Association for annual dues of \$30 for a membership year ending December 31, 2006. Dues and family information for the Directory may be mailed to the Association at P.O. Box 237, Cabin John, MD 20818-0237. Please remember that the Association is not the Swim Club, which has higher dues and other activities. Our Association represents the Carderock Springs community, and implements its land covenants.

Spring Meeting

Wine and Cheese Social

Sunday, April 23, 2006
at 6:00 to 9:00 pm
Carderock Springs
Swim Club

Please join your fellow Carderock Springs Citizens' Association members and neighbors for the Citizens' Association's spring meeting on Sunday, April, 23, starting at 6:00 pm at the swim club. We will start the meeting with an informal "wine and cheese" social. Our formal association meeting will begin at 7:00 pm. We will have reports from association's officers, as well as an update from the Architectural Review Committee (ARC) and the Design Guidelines Committee. Application for Property Modification. There will be time to discuss these and other important issues facing our community. This is a wonderful opportunity to mingle

with old friends and neighbors, meet and welcome many new members of the Carderock community, and to chat with your CSCA board members: Malcolm Stevenson, Malcolm Head, John Carlson, Christine Uzzell, and Carl Goodman. We look forward to seeing you .

Reminder

Membership Renewal Time

The 2006 CSCA dues letters were sent out recently to all residents of Carderock Springs and all other current association members. Annual dues are \$30 per household.

The Association undertakes many projects needed by the community. These include publishing newsletters and a community telephone directory, repairing and replacing signs, maintaining the entrance sign, etc. Most of our work is provided through volunteers. Your support is needed to assure we can continue to do these things.

Please send your check to Carderock Springs Citizens' Association at P.O. Box 237, Cabin John, MD 20818-0237. If you are new to the community, or have had children or others come and go, please use the data sheet provided to update information accordingly. In the Carderock Springs Directory, there is an index of children that are interested in babysitting, petcare or gardening. If your child is interested, please include their name(s) and age(s) and which of the categories they are interested.

If you would NOT like to be listed in the Directory, please indicate this and we will retain your information to update internal CSCA records only. Unless you specify otherwise, this information will appear in the next Directory.

In addition, please let us know if you would you like CSCA board members to contact you about volunteer opportunities in our community concerning: Gardening/cleanup, Traffic/public safety, Design guidelines and ARC matters or Writing articles in the Newsletter .

Carderock Springs and Covenant Communities

This is the second article in the series regarding Carderock Springs and the development of Covenant Communities.

Covenant Communities can be viewed from a social and/or economic perspective. Early adopters of covenant communities followed up on efforts to protect communities through zoning and building code requirements when government enforced efforts failed to address various social and economic concerns. From a social perspective, covenant communities have the potential for bringing the community together. By introducing a community association between community members who have a disagreement and permitting the association to both take the “heat” of a confrontation and act as a potential mediator or conciliator between parties, covenant communities make for a more comfortable community relationship. Similarly, covenants can prevent the economic detriment that failure to

properly maintain a particular piece of property may have on neighboring properties. This later issue, like zoning and building codes, was recognized as an issue by government early on through such devices as the common law lawsuit to prevent or stop a nuisance use of neighboring property. But like zoning requirements the government option failed to reach many of the concerns of modern homeowners. Private enforcement, through covenants was seen as an answer to the problem.

Review of the covenants governing the Carderock Springs and Carderock South communities disclose how Bennett’s ideas about covenants grew (along with the general trend) over the period between the constructions of the two communities. While the Carderock Springs covenants provide for a community recreation club in which all Bennett homes were to be members, in Carderock South a funding mechanism for the community park set in the community was specifically provided for.

Starting as communities with modest covenants, community association communities have evolved into self-

governing communities with elected associations regulating such things as community owned pools, parks, lakes, golf-courses and even to the modern gated communities that are found in many retirement and other areas of the country. A recent article in the Washington Post (Rules, Covenants Turn Wellington Into a Cohesive Va. Community, Ann Cameron Siegal; The Washington Post; Dec 10, 2005; G.01, Section G) refers to a covenant community in the Washington suburbs and quotes a resident as stating that the covenants create a “comfort level” placing every one on the “same plane, as to what you can do with your house.” The article notes the community’s design guidelines “are aimed at preventing unpleasant surprises” and take into account the visual as well as topographical effects of proposed changes. Although the community referred to was not started until about 1990 - some 25 years after Carderock Springs – many concerns dealt with in the covenants governing both communities are similar. The desire to assure that there are no unpleasant surprises has animated the effort of the

Carderock Springs Citizens Association and the Architectural Review Committee to draft formal guidelines to help homeowners in our community better understand our covenant requirements and avoid unpleasant surprise.

The desire to assure that there are no unpleasant surprises has been reaffirmed in numerous meetings of the Carderock Springs Citizens Association in recent years. This is one of the reasons why the board of the Carderock Springs Citizens Association and the Architectural Review Committee initiated a project, which is in process, to draft design guidelines to help homeowners in our community to better understand our covenant requirements and avoid unpleasant surprises.

Association's Secretary Stepping Down

New Secretary Sought

The current Secretary (John Carlson) is stepping down after serving as Secretary for nearly five years. He will be missed, but the work must be done, and a new Secretary is sought.

The board established a nominating committee that include the following individuals: John Carlson, Jennifer Hughes and John Surr. Anyone interested in this position should contact a member of the Nominating Committee. In addition, the Association by-laws provide that "additional nominations may be made by any group of three or more members of the Association who have notified the President of such nominations in writing at least one month prior to the voting meeting." Election for any contested offices shall be by secret ballot. The membership will be notified of all nominees for office at least two weeks prior to the Annual Meeting.

If you are interested in this position, please contact:

John Carlson - John Surr - Jennifer Hughes

Architectural Review Committee Decisions Made Over the Last Month

8304 Fenway St. - Residence, office addition: Concept approved. Final approval subject to resubmittal with revisions to roof slope and other minor changes.

8209 Hamilton Springs Ct. - Residence, addition: Concept generally acceptable. Approval subject to submittal of additional information on connection to house and architectural details.

8 Overlook Park Ct. - Split rail fence: Approved

Electric Fence and Roaming Dogs

Recently, there has been a case of a dog attacking a morning walker in

Carderock. Please make sure electric dog-fences are working properly and dogs are properly collared. Remember Montgomery County has an ordinance requiring that dogs that are not fenced must be kept on a leash - and our community requires the same.

**Join Us
Annual Clean-up
Carderock Springs
Drive**

Saturday, March 11, 2006

The Carderock Springs Swim Club and the CSCA want your help on Saturday, March 11, 9:00 a.m. to clean-up the trash and remove invasive vines along Carderock Springs Drive. Please meet at Carderock Springs Drive and bring work gloves and clippers.

**Plea to Dog Walkers:
Clean-up After Your Dog**

There are many dog owners in Carderock. Would you please pick up

after your dogs as you walk them past your neighbors' homes. Regardless of the season, many children, runners and bikers use our roads and grassed rights-of-way, and they should not have to worry about dog poop. Cleaning up after your dog is simply common courtesy.

**Application For
Architectural Changes**

The Architectural Review Committee (ARC) has developed the attached application form for modifications to Carderock houses. If you are planning on doing any work that is covered by the covenants, please be sure to use this form and to contact the ARC as soon as possible. This form will also appear in the 2006 phone directory and will be incorporated in the Design Guidelines, which are under development. Modifications include exterior painting, roofing, replacement windows, and fencing.

APPLICATION FOR PROPERTY MODIFICATION

THIS APPLICATION MUST BE SUBMITTED PRIOR TO CONSTRUCTION OF ANY EXTERIOR ARCHITECTURAL MODIFICATION OR IMPROVEMENT OF ANY CHARACTER, INCLUDING CHANGES IN COLOR, MATERIAL, ROOF, DOORS, WINDOWS, SIDING, and including WALKS, WALLS, STORAGE SHEDS OR OTHER STRUCTURES

APPLICATION PROCESS: *Please complete the entire application and submit to the Architectural Review Committee (ARC) by mailing or placing the materials requiring review in the mail box at 7904 Hamilton Spring Road. The homeowner should submit 2 sets of plans and other required materials **by the 20th of the month** prior to the ARC meeting for review by all ARC members. The homeowner should also notify in writing the adjacent neighbors not less than one week prior to the ARC meeting. Adjacent neighbors should include those across the street and those having a common property line or corner.*

ARC MEETING: *Review meetings are held at the **Carderock Swim and Tennis Club at 7:30 p.m. on the first Wednesday evening of each month.** The builder, designer or architect of the project should attend with the homeowner to make a presentation of the project to the ARC.*

REVIEW PROCESS: *Two submittals and presentations to the ARC are recommended for architectural modifications with an optional third review at the discretion of the ARC. The first submittal should occur at the conceptual phase of design and the second submittal prior to permitting of the Construction Documents.*

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Applicant _____

Address _____

Home Phone _____ **Bus.** _____

Phone _____ **Date** _____

DESCRIPTION OF PROPERTY MODIFICATION: Briefly describe the proposed improvement(s), including any related plans for tree removal. Submit application with required materials (listed below) for architectural modifications.

REQUIRED MATERIALS FOR ARCHITECTURAL MODIFICATION SUBMISSIONS:

- Plot plan showing location of the improvement(s), existing and proposed grading
- Plans, specifications, and details

- List of exterior materials
- Color scheme samples (2" x 2")
- Photographs of existing conditions

CONTRACTOR _____

Address _____

Owner will do own work: Yes _____ No _____

Please obtain signatures of adjacent property owners and others who will see the exterior modifications. Their signature does not indicate their approval of the planned project, but only their acknowledgment of it.

Name	Address	Signature
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

ARCHITECTURAL REVIEW COMMITTEE ACTION:

Approved _____ Denied _____ Date _____

By: _____

BOARD ACTION (*when necessary*) _____

