

The Pear Tree

Patridge Courts Condominium

2010: Issue 2

Monthly Meetings

Condominium Association Meetings are held every 3rd Monday of each month at the Partridge Courts Association Office located on 10716 Green Mountain Circle. All meetings start promptly at 7:00 p.m. Please contact Management if you have items to be placed on the agenda.

Completed, Ongoing & Pending Projects.



NEIGHBORHOOD WATCH

PLEASE BE AWARE THAT THERE HAS BEEN AN INCREASE IN CRIMINAL ACTIVITIES IN THE NEIGHBORHOOD. ALL RESIDENTS SHOULD BE VIGILANT & REPORT CRIMES IN PROGRESS & ALL SUSPICIOUS ACTIVITIES SUCH AS LOITERING, ILLEGALLY PARKED CARS, ETC

The Neighborhood Watch has met several times to discuss concerns that affect our Community.

Progress reports and relative update will be available soon.

If you are interested in becoming an active member of Neighborhood Watch, call or email the Management Company.

Neighborhood Watch simply consists of neighbors who watch. They report everything from crimes in progress to unknown or suspicious people loitering, suspicious activities and illegally parked cars in the neighborhood

Important Phone Number

**HC Police Department Routine Response
Tel #: (410) 313-2200**

Partridge Courts Condominium Rules and Regulations, adopted August 2, 2000, states in part, Item 11, that "No noxious, offensive or illegal activity shall be carried on in any unit or upon the Common elements, nor shall anything be done therein which may become an annoyance or nuisance to the other Unit Owners or residents." also, "All Unit Owners shall keep the volume of any radio, television or musical instruments in their Units sufficiently reduces at all times as not to disturb other Unit Owners". These noises also include, but are not limited to, barking dogs, loud parties, and unauthorized vehicles such as motorized scooters.

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Completed, Ongoing & Pending Projects.

Railing and Repairs: New railings and repairs have been completed.

Cleaning & Preservation of Patio Fence, etc.: The Board is currently reviewing and discussing the need and costs for cleaning patio fences, hand railings, and BGE meters enclosure boxes for the upcoming year.

Grounds Committee: Our Grounds Committee, along with the Master Gardeners submitted recommendations for improving the landscape and erosion near the entrance on Green Mountain Circle. The Board and Management reviewed those recommendations and modified those plans and proceeded with adding a stair step with railings and reseeding the area. Additional sidewalk extensions and other preventive measures were taken to eliminate further erosion. The Board, Management and the Grounds Committee will be reviewing additional areas throughout the Community for improvement and rehabilitation. If you are interested in working with the Grounds Committee, please leave your name and contact information with the Board or Management.

Other News

Appearances and Violations: The Board along with Management will continue the regular inspections process to ensure that our Community meets and maintains a desirable residential living community. Remember appearances have an effect on our property values.

Condominium Regulations' Reminders

Loitering: Remember, there is NO loitering anywhere around the community. If you see people hanging around, call the police.

Car Vandalism: In the past few months, we have experienced several incidents of car vandalism and car scratching. If you see people vandalizing or scratching cars, please call the police.

Car Repairs: No car repair is allowed in the parking lot.

Outside Landscaping: Unit owners are not allowed to make changes to the existing landscape without prior approval. All changes to outside landscaping must be approved in writing by the Board.

Windows and Doors: Proper maintenance and replacement of windows and exterior doors is the homeowners' responsibility. Be sure to check with Management for specifications before replacing your windows. Provide a written request and a plan to the Board for approval prior to commencing your project. A Windows and Door Replacement Pamphlet is available from Management at your request.

Property Management Contact Information

WPM Real Estate Group, LLC.

7F Gwynns Mill Court, Suite F

Owings Mills, Maryland 21117

Web: <http://www.wpmllc.com>

Contacts:

Jonathan Rosenberg- jrosenberg@wpmllc.com

Cindy Fields-cfields@wpmllc.com

Tel: 443-796-7400 Fax: 443-796-7188

Emergency Maintenance Tel: 443-796-7192

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Board of Directors

The Partridge Courts Board of Directors is made up of five homeowners who donate their valuable time to serve the community. They make the decisions that keep Partridge Courts running smoothly. The Board members and officers include:

Mr. Kevin Kolbe, President

Board Member since 2002

Resident since 1998

Mr. James Whalen, Vice President

Board Member since 2001

Resident since 1984

Ms. Tonia Johnson, Treasurer

Board Member since 2008

Resident since 2001

Mr. Tim Watson, Member-at-Large

Board Member since 2009

Resident since 2009

Ms. Dorothy Hutchins, Secretary

Board Member since 2010

Resident since 2007



From the Partridge Courts Condominium
Board of Directors

Kimco unveils new plan for Wilde Lake Village Center

On July 22, Kimco unveiled its new plan for the Wilde lake Village Center. The proposed plan will demolish the long-empty Giant supermarket building, place about 200 apartments in two new five-story buildings close to existing tennis courts, eliminate an existing Crown gas station on Twin Rivers Road and place a two-story, 27,000-square-foot retail/office building where the defunct Produce Galore store sits.

Please visit
<http://wildelakecommunityassociation.org/> for more information.

Faulkner Ridge Circle Trash Area



TRASH AREA

During the past few months, some residents have been discarding bulk items and garbage outside the dumpsters. Our waste management company does NOT collect bulk items. These need to be taken to the local waste management center for disposal. Bulk Items deposited in this way cost the association extra money to cart away, and lead to higher monthly condominium fees.

Boxes are to be broken down and placed inside the containers. Garbage is to be put in bags and placed INSIDE a trash container. DO NOT LEAVE LOOSE TRASH ON THE GROUND because this attracts animals and is an eyesore.

BUILDING REPRESENTATIVE

Let's continue our work to make our Community one of the best. You can help! Become a Building Representative. You will be communicating the needs of your building and its occupants. All concerns, including complaints will be considered. Your role will help us maintain our property values and continuously improve our daily quality of life.

COMMERCIAL VEHICLES ARE PROHIBITED FROM PARKING WITHIN THE COMMUNITY AND ARE SUBJECT TO TOWING.

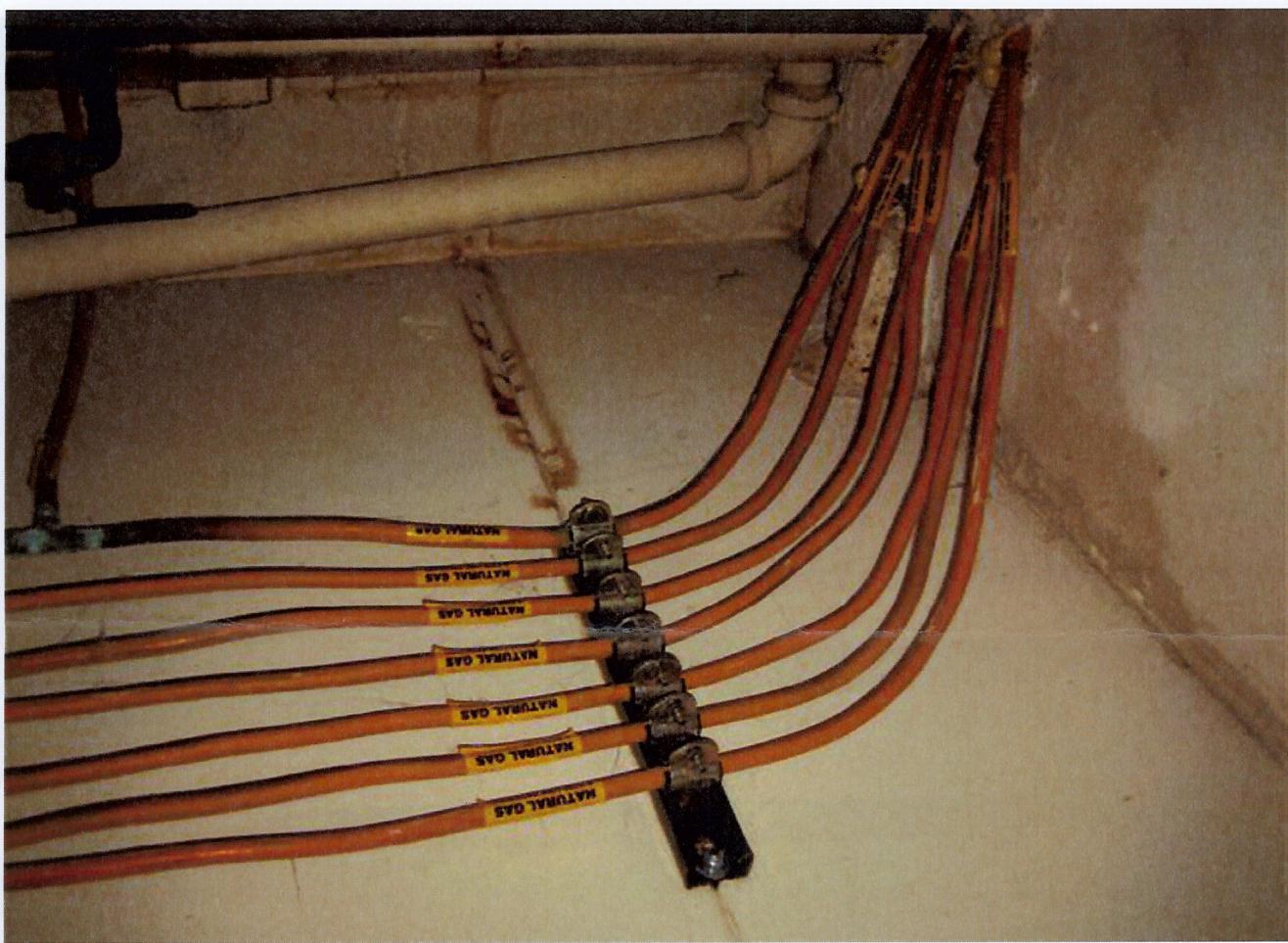
DON'T FORGET TO KEEP THE LICENSE TAGS AND INSPECTION ON YOUR VEHICLE UP-TO-DATE.

A FRIENDLY REMINDER TO PICK UP AFTER YOUR PETS, THANKS

CHANGE YOUR HVAC FILTER MONTHLY FOR BETTER EFFICIENCY AND ULTIMATELY A LOWER ELECTRICITY & GAS BILL

If interested in contributing to the Newsletter, please email:
omtomori@hotmail.com; Please include "Newsletter" in the subject line.







PARTRIDGE COURTS CONDOMINIUM, INC.

MEMORANDUM

TO: **Homeowners and residents**

FROM: **Board of Directors, Partridge Courts Condominium and Jonathan Rosenberg, Community Association Manager**

SUBJECT: **Gas line inspections**

DATE: **November 17, 2010**

The Board of Directors of the Partridge Courts Condominium Association is requesting that all homeowners and residents perform an inspection of the yellow coated gas pipes which are in your basement. These pipes may run up a wall and then across the ceiling, it is not necessary for you to touch these gas pipes.

Please see attached pictures of the gas pipes and compare to the gas pipes that are in your basement. We need to know if your gas pipes are in good condition where all the yellow coating is fully intact or do any of gas pipes look those in the attached pictures.

If you do smell gas, please call Baltimore Gas & Electric at 410-685-0123 and they will send someone out at No Charge to turn off the gas service. Also, report this matter to WPM Real Estate Group at 443-796-7192 at once.

We need EVERYONE to respond to this request on the condition of the gas pipes regardless of the condition by November 30th. Please email your report to cfields@wpmllc.com.

If you have any questions, please call us at 443-796-7400, extension 7388.

