

Martin's Edition

A Newsletter for the Village of Martin's Additions to Chevy Chase

f

August 2016

In This Issue

[From the Chairman](#)

[Upcoming Events](#)

[Hot Topics](#)

[Committee Updates](#)

[Spotlight](#)

[Notes From the Village Office](#)

[Budget Corner](#)

[Draft Agenda for Next Council Meeting](#)

[Little Known Fact](#)

[Contact Info](#)

[Heard on the Sidewalk](#)

FROM THE CHAIRMAN

Dear Fellow Residents,

We have had a series of questions about the Village Right-of-Way (ROW). I am reprinting an article that was completed by Tori Hall (former Village Manager) which answers some of the questions asked by residents:

Where Does My Property End and the Right-of-Way Begin?

The public right-of-way (ROW) is where public streets, green strips and sidewalks are located. Every house has some private property between the house and the street, but where does the ROW begin? A common misconception is that the dividing line between public and private property is related to the sidewalk (if there is one). In fact, there



is no predictable relationship with the sidewalk; when the sidewalk and the private property boundary are aligned, it is by chance. Many properties in our area have a 25' front yard, meaning that private property ends and the public ROW begins about 25' from the front door. But an adjacent house may have, say, a 30' (or other distance) front yard inside the property line.

A house location survey typically accompanies the deed provided when you purchased your home, but such documents may show property lines with a margin of error of inches or even several feet. Homeowners may hire a professional surveyor to prepare a more precise engineered site plan, which depicts your land and house from a bird's-eye view. If the location of your property line really matters for any issue, such as installing a fence, then a more precise engineered site plan to determine your property lines may be worth the investment.

May I Build Anything in the Public Right-of-Way?

Village Code prohibits property owners from placing any structure, wall, fence, hedge, or shrubbery in the ROW without a license to do so -- and even then, such structures and plantings must be maintained so that a clear and unobstructed view is available to pedestrians and vehicular traffic. A ROW license agreement grants permission for use of the public ROW for a private purpose and makes clear that the license is revocable by the Village. There is a \$100 charge for a ROW license agreement to help defray the legal fees involved for the Village. The Village may at any time move or remove any items you have placed in the ROW. For example, it would be the property owners' responsibility to repair or replace an item damaged or removed as a result of utility work. A ROW license agreement is filed with your deed. To request a Right-of-Way License Agreement, please contact the Village Office (301-656-4112).

Who Maintains the Public Right-of-Way?

As in most jurisdictions, Village Code (Sec. 7-209) provides that the owner of private property adjoining a public ROW is responsible for maintaining in a safe and sanitary condition the ROW located between the private property line and the edge of the paved street. This includes weeding and cutting grass, as well as snow removal on sidewalks. Owners must keep vegetation within the ROW under 12 inches to preserve sight lines for cars and pedestrians, and to enable utilities working in the ROW to gain access to underground pipes and so on.

Who Maintains Trees in the Public Right-of-Way?

Trees in the public ROW are regulated by the State of Maryland and maintained by the Village. The Village is responsible for care and pruning of these trees, except where a tree is too close to a power line in which case Pepco must prune it. If a tree in the ROW is dead or dying, we can apply to the State Arborist for a permit to remove it so that the Village can replace it with a new tree. Currently, our Village Tree Supervisor is resident Dan Gardner, who works together with the Village Arborist, Paul Wolfe, and the Village Office to maintain and plant trees in the Village ROW.

A reminder that school is starting again. Please drive slowly and carefully on our streets to ensure safety for all of our residents, young and not-so-young.

Happy Labor Day!

Richard

[Back To Top](#)

UPCOMING EVENTS



- **9/5/2016:** Labor Day Holiday: Office Closed; No Waste Pick Up
- **9/10/2016:** Bulk Trash Pickup
- **9/15/2016:** Council Meeting 7:30PM
- **10/30/2016:** Hallowe'en Party 3-5PM

[Back To Top](#)

HOT TOPICS

POLICE AND SAFETY



Summer time also means vacation time. It's a great opportunity to get away and relax. However, nothing can ruin a vacation faster than coming home and finding that your house was burglarized while you were away. While there is no single thing you can do to make your house completely burglar-proof, there are some simple tips you can follow to help deter possible burglars:

- Lock all windows and doors before you leave. Set your alarm system, if you have one.
- Make your home appear "lived in." Use variable timers for interior lights and radios.
- Close all curtains and blinds.
- Stop mail and newspaper delivery, or have a neighbor collect them for you.
- Ask a friend or neighbor to keep your lawns mowed and watered.

These tips should help make your house stand out less, and hopefully let you enjoy your summer vacation without the hassle of dealing with a break-in. Like always, please do not forget to lock your car doors!!

- Nick Picerno, Village Police Officer

[BackToTop](#)

COMMITTEE UPDATES

The Village Council would like to thank the following Committee volunteers for FY17:

Election Committee:

Marty Langelan

Naomi Naierman

Natalie Straus Welle

Steve Trowern

Ethics Committee:

Celeste Biagini

Mark Efron

Jimmy Joyce

[Back To Top](#)

SPOTLIGHT

Street Light Replacement Project



A big project staff is managing is the Village's Street Light Replacement Project. The Village has sent over dimensions to PEPCO for seven new pole locations in the Village to cover previously identified dark spots, and should be receiving cost estimates for installing the new poles shortly.

These poles are necessary to eliminate identified dark spots no matter what lighting solution is finally set up for the Village.

In the meantime, we have been working to clarify a few questions with PEPCO about streetlights ownership and future maintenance. For example, since PEPCO owns the streetlights throughout the Village, we want to know if - for instance - a storm were to come through and damage one of the new streetlights that we just bought, would PEPCO replace it with the same light that we chose or would PEPCO just replace with whatever they want/have on hand and without input from the Village. To get to the bottom of this and other relevant questions, we are setting up a meeting with the Mid-Atlantic regional manager at PEPCO to answer any lingering questions that we have. We hope to have the meeting in early September, after which we plan to move forward with the project.

As you can imagine, before we make the financial investment, we want to be absolutely certain that the streetlights we select and pay for are long-term viable solutions that will be supported by PEPCO. Staff will keep you posted as we make progress.

- Matt Trollinger, Village Manager

[Back To Top](#)

NOTES FROM THE VILLAGE OFFICE

2016 Leaf Bag Delivery: Will take place in September / October. Please inform the office if you **do not want** leaf bags this year.

Village Hallowe'en Party: The annual Hallowe'en party and costume parade will take place October 30 from 3-5 PM at the dead-end of Turner Lane by Shepherd Park. Come in costume and enjoy food, drinks, music, and crafts. The Village office is also seeking volunteers to assist with set up, crafts, and clean up.



2016 Resident Directory: The Village has published and mailed a new resident directory. Extra copies are available in the Village office.

The WSSC water main relocation and replacements are (finally!) wrapping up. Village staff has gone through and identified areas that need WSSC's attention (i.e. spots that were damaged/displaced during the work), and we will be doing another on the week of August 8/22 to ensure that WSSC has restored everything to an acceptable condition. Assuming everything is okay, WSSC should be substantially finished within a week of the walk-through.

New Building Permit Requests:

7200 Summit: Temporary Porta-Potty

Moving? Residents of VMA are encouraged to contact the office to have temporary No Parking signs posted in front of their home when moving out of the Village or when expecting a large truck delivery.

Other items:

- Elizabeth (Beth) Boa is a Notary Public in Maryland. Please call ahead if you need notary services (301-656-4112).
- To receive Constant Contact notifications from the Village Council, the committees, and the office (i.e., any official communication from your Village government), please [sign up on our website](#) This is the best way to receive information on waste pickup, snow removal, and Council and committee meetings.

[Back To Top](#)

BUDGET CORNER

STREET REPAVING

As you may know, Martin's Additions has had a number of utility companies come through over the past few years. Much of the work involved digging up the roads, which have taken a pretty good beating in general. I just wanted to provide a quick update about where we are in the repaving process.



First, rather than go for a short-term fix and allow Washington Gas and WSSC to hire their own contractors, the Village has decided to take a reimbursement check from the utility companies, and apply that to a contractor of our own choosing. This will allow the Village to hire the right company to do the job in a way that will provide us with nice, good-looking, drivable, smooth roads that should last a good quarter century. Negotiations are on-going at this time.

In the meantime, we have put out a Request for Proposals (or "RFP") so that interested parties can respond. We have posted the RFP both on the Village's website [here](#) and the Maryland Municipal League's website [here](#). We've also reached out to a few companies with whom we have done business in the past to ensure that they are aware of the RFP. We also welcome your suggestions, and encourage residents to pass along this information to any parties that may be interested.

The RFP is open until September 2nd, at which time we will review the responses and ideally select a company with whom we will move forward. An exact schedule will be partially determined on who is ultimately selected, but the tentative plan is for us to start repaving as soon as possible once a bidder is selected.

- Matt Trollinger, Village Manager

[Back To Top](#)

DRAFT AGENDA FOR NEXT COUNCIL MEETING

**Village of Martin's Additions
Council Meeting
7013 Brookville Road (Suite B, 2nd floor)
Chevy Chase, MD 20815-3263**

Draft Agenda for September 15, 2016

7:30 PM	Call to Order: Krajeck
	Opportunity for Council to Hear Residents' Comments: Krajeck
	<i>Martin's Edition</i> Newsletter Contents: Krajeck
	Annual Survey: Hill
	Right-Of-Way License Agreements: Fattig

	Action on Annual Meeting Minutes of August 18, 2016: Krajeck
	Financial Matters, including Treasurer's Report: Alexander
	Manager's Report, including: update on street light improvement project; street repaving; WSSC water main replacement project; and contracts: Trollinger
	Opportunity for Council to Hear Residents' Comments: Krajeck
9:30 PM	Adjournment: Krajeck

Click [here](#) to see last month's Council Meeting minutes and [here](#) to listen to a recording of the meeting.

[Back To Top](#)

LITTLE KNOWN FACT



PERMITTING

A reminder to contact the Village office before beginning any work to verify permitting requirements. Work performed on your property may require permits from the Village as well as from Montgomery County.

Click [here for a link](#) to the permitting section on the Village website.

[Back To Top](#)

CONTACT INFO

COUNCIL vmacouncil@googlegroups.com		
Name	Phone	Email
Richard Krajeck, Chairman	301-654-3663	rkrajeck@hotmail.com
Tiffany Cissna, Vice Chairman	301-652-0541	cissnafamily@gmail.com
Arthur Alexander, Treasurer	301-718-9787	arthur.alexander@att.net
Susan Fattig, Secretary	301-951-9578	susan.fattig@gmail.com
Katya Hill, Member- at-Large	301-718-1920	ka2shaz@gmail.com

OFFICE STAFF		
Name	Phone	Email
Matt Trollinger, Village Manager	301-656-4112	martinsadditions@gmail.com
Elizabeth (Beth) Boa, Assistant Village Manager	301-656-4112	assistantvma1@gmail.com

[Back To Top](#)

HEARD ON THE SIDEWALK



**Office Holiday Schedule:
Labor Day Holiday (September 5) the Village Office Will Be Closed**

Keep our community walkable; please patronize the businesses in our Village!

Please also keep in mind these "Friends of the Village":

[A Wider Circle](#)

[Chevy Chase at Home](#)

[Friends of the Library, Chevy Chase Chapter](#)

[Live and Learn Bethesda](#)

[Manna Food Center](#)

Village of Martin's Additions

martinsadditions@gmail.com | 301-656-4112 | www.martinsadditions.org

Village of Martin's Additions, 7013 Brookville Rd, Suite B, Chevy Chase, MD 20815

[SafeUnsubscribe™ {recipient's email}](#)

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by assistantvma1@gmail.com in collaboration with

Constant Contact 

Try it free today