



# VOU News for You

VOUCA Management Newsletter/September 26, 2016

**FALL FESTIVAL**

**SATURDAY, OCTOBER 8, 2016**  
**2-6 PM**  
**NATELLI COMMUNITY CENTER**  
**9023 HARRIS STREET**

This year we will be serving a picnic lunch with sandwiches, pumpkin pie and popcorn. Ride the zip line, the train, obstacle course, pony rides and petting zoo. Face painting, caricature artist, and a street fair! Visit the RSVP form on [www.villagesofurbana.net](http://www.villagesofurbana.net) OR email [services@villagesofurbana.net](mailto:services@villagesofurbana.net) with your address and number of adults and children.

Villages of Urbana C. A.

## **Annual Meeting**

Wednesday, November 9, 2016  
7:00 PM

Registration begins at 6:30 PM  
Natelli Community Center  
9023 Harris Street

Open to all members of the VOUCA  
in good standing.

## MONTH AT A GLANCE

### **September 26**

7:00 PM - Finance Committee Meeting

### **September 27**

6:30 PM - Board of Directors Meeting

### **September 28**

7:00 PM - Budget Meeting

### **October 5**

1:30 PM Design Review Committee Meeting

### **October 6**

4:30 - 7:00 PM - Wine and Cheese Happy Hour

### **October 8**

2:00 - 6:00 PM - Fall Festival

### **October 10**

7:00 PM - Grounds Committee Meeting

### **October 12**

7:00 PM - Covenants Committee Meeting

### **October 17**

7:00 PM - Finance Committee Meeting

## QUESTIONS? CONCERNS? CONTACT US

On-site Office: 9023 Harris St.

Frederick, MD 21704

Phone: 301-831-4810

Fax: 301-831-4811

Email: [services@villagesofurbana.net](mailto:services@villagesofurbana.net)

Office Hours: 10 AM- 4 PM

General Manager: Aimee Winegar

Assistant Managers: Stephanie Turner and Elaine Jones

# COMMUNITY SCOOP

## Management Notes

Natelli Community Center Update: The entryway and patio are planned to be replaced starting October 10. Access may be restricted periodically. Please contact management staff if you have any questions.

Management staff continues to receive complaints from residents who do NOT own pets about dogs defecating and urinating in front of homes other than their own. Please remember that dog urine harms grass. In some areas, entire grass street parcels are being replaced because of damage from dog urine. This is a cost borne by the entire community. If you are a dog owner, please do not let the dog urinate in the same location every day. Please vary your walking routine. Please make sure that your dog is leashed and under your physical control at all times. Please remember that dogs are never permitted to be unsupervised or to create a nuisance for neighbors by barking.

## Save the Date

Halloween Party--October 28

### WHOM DO YOU CALL?

Frederick County Sheriff's Office  
Non-Emergency Number: 301-600-2071  
Washington Gas: 800-752-7520  
Allegheny Power: 800-255-3443  
Frederick County Water and Sewer:  
301-600-2187 M-F; 301-600-2194 after  
hours and holidays  
VOU After Hours Emergency:  
888-788-2678



## Wine & Cheese Happy Hour

October 6

4:30 to 7 PM

The Terrace at Shafer's Mill Recreation Center  
9228 Shafer's Mill Drive

Please join us for a Wine and Cheese Happy Hour at the Villages of Urbana. We will have a nice selection of wines and light appetizers. This event is for adult residents of VOU that are 21 and older. There is no charge for the event, but RSVPs are required by September 23.

Space is limited, so RSVP early to [services@villagesofurbana.net](mailto:services@villagesofurbana.net).

THIS EVENT IS FOR ADULT RESIDENTS OF VOU ONLY

## Want to Change Something About the Outside of Your Home?

If you are thinking about changing something on the outside of your home (or yard), changes usually require preapproval by the VOU Design Review Committee. Further, if you already made changes and did not submit an application to the committee it is not too late to do so.

When failures to get preapproval are identified by community management, it is not unusual to find that the residents may have lived in VOU for several years yet never read the appropriate passages of the informational package provided to all new property purchasers.

Why does the VOU require preapproval of proposals for changes to the exterior of homes-and why is that to the benefit of homeowners? VOU is a planned community with a design theme that has been faithfully carried out in the construction of the Villages. The theme seeks to achieve a consistent appearance that is believed to contribute to maximizing property values as well as protect each owner from the undesirable impacts of changes inconsistent with the overall design theme.

The design review process is rather simple to deal with and most applications submitted receive approval within a short time without requiring changes to the work proposed. It does require that applicants anticipate the time required and do not schedule the start of work before submitting an application and receiving an approval letter.

If you have made changes and did not submit a DRC application before doing so, it can be to your advantage to do so after the fact to avoid possible fines and requests to revise the changes made. Situations have arisen where expensive removals or revisions of constructions have been required.

Not all exterior changes require approval and some are never approvable. Uncertain whether what you have in mind is in either category? A call to the Design Review Committee staff liaison, Stephanie Turner at 301-874-0487 can be a helpful starting point.