



WHATS NEW?

Community Elects Sorrentino and Bruno as New Board Members

On the evening of May 5, 2015, residents of Montgomery Walk cast their ballots to elect **Rich Sorrentino** and **Claire Bruno** as the newest members of the Executive Board. They will replace **Louise Braksator** and **Larry Hill**, who resigned after serving on the Board since 2011. Board members who will continue to serve are **Bruce Greenawalt**, **Joe Tranchida**, and **Mario Cabe**.

Initially, three candidates had chosen to run for the two open Board positions, but Claire Bruno declared her interest in becoming a write-in candidate, and **Jerry Daley** withdrew. Rich Sorrentino and **Marilyn Phillips** were the remaining candidates.

During the official ballot counting, led by Community Manager, **Barbara Saxton**, Board President **Bruce Greenawalt** spoke about previous issues and those that the Board will be addressing during the upcoming year. Of course, the current lawsuit involving Clubhouse ownership filed against The David Cutler Group and its uncompleted work throughout the Community were the major issues presented.

Landscaping and Paving

Regarding issues with landscaping, Bruce mentioned that, several weeks ago, he and Rich had walked through the Community with **Chip Reed** (from The Cutler Group) to identify dead trees and shrubs that the builder/developer should replace. Rose bushes, most of which are dead or diseased, will be removed and replaced with low-growing shrubs. If in the meantime, homeowners decide to replace the dead plants with Court or Street approval and at their own expense, they must submit to the Landscape Committee, prior to any planting, a "Request for Exterior Alterations" form for approval.

Bruce also noted that the Landscape Committee, led by **Maria Witt** and **Ana Maria Hartman**, has established a series of guidelines for outdoor plantings, lighting, and garden ornaments, which are listed in detail on page 4 of this newsletter. This group will soon begin planting perennials and some annuals at Community's the main entrance. The Board has allocated \$400 to the Landscape Committee to cover the cost of this endeavor.

Courtyard paving should begin on May 18. During the paving, anyone with a third car should park it at the Clubhouse, and residents must not use their Courtyards for four days and park their cars in overflow parking areas. Terrace residents may park on the street.

Assessments

According to the By-laws (Page 5, Number 10), Bruce noted, the Board has authorization to assess residents when, in emergency situations, additional funds are needed to pay Community bills. The recent \$250 assessment was required to pay a \$60,000 insurance policy, for snowplowing, and maintaining Clubhouse expenses while the Board was dealing with a "drained" bank account. Late fees will be imposed on those who have refused to pay the assessment, and additional proceedings are permitted by Community by-laws. He added that "every other complex in the area had an assessment this year."

Transparency

"The Board has heard the word 'Transparency' many times during the past year", Bruce commented. "I believe that it means sharing all matters allowable with those who have chosen you to represent them." However, he explained, in doing what is best for the Community, "This may mean holding some actions or plans in confidence when we are advised to do so by counsel. We will continue to keep everyone advised as situations develop." In addition, in accordance with the by-laws, the Board will continue to review day-to-day issues and interview and hire new contractors as needed or to reduce costs or improve services.

In concluding his comments, Bruce thanked **Larry Hill** and **Louise Braksator** "for all they have done... and the time, energy and devotion they have put into their jobs." He added that Louise has volunteered to continue taking minutes at Board meetings, in accordance with Article 5, Number 4, page 11 of the Community By-laws. The Board then addressed a number of questions posed by residents who attended the meeting and election.



Claire Bruno



Rich Sorrentino

Nine Residents Display Work at First Community Art and Crafts Show

From painting to photography, the creative endeavors of nine of Montgomery Walk's resident artists were on display for others to view at the first Community Art and Crafts show held in combination with the First Friday Cocktail Party on May 1. Though no sales were permitted at this showing, some attendees did express an interest in talking further with the artists about purchasing some of their work.

Organized by Social Committee members **Rich Sorrentino**, **Paula Daley**, and **Luci Goldberg**, the show displayed work by **Gary Couch** (stained glass, fused glass and jewelry), **Karen Freedman** (acrylic painting), **Deb Greenawalt** (painting and mixed media), **Luci Goldberg** (jewelry and photography), **Larry Hill** (photography and painting), **Dave Scherer** (mixed media), **Nancy and Paul Solnick** (wood sculpture and woodworking, respectively), and **Rebecca Swatsburg** (basket making and painting). "It was a great evening," said Rich, "and brought a lot of new people out for the Friday events."

A 50/50 raffle raised \$330, with half of it going to the winning ticket holder, **Rosemary Hill**. Rosemary kindly donated her winnings to the Landscape/Garden Committee for use in neighborhood plantings.



Luci Goldberg



Rebecca Swatsburg



Gary Couch



Karen Freedman

Wine Club Enjoys First White Wine Tasting

The April meeting of the Montgomery Walk Wine Club saw record attendance. Maybe it was the Chardonnay, which is America's most popular wine, or perhaps the first nice weather in months that brought out wine enthusiasts! **Gary Couch** and **Mike Lyons** presented two types of Chardonnay for tasting, one aged with oak and the other, without oak. They had selected the two wines from the same winery, Russian River, but at the same price point and served water crackers and cheddar for palate cleansing between them.

Gary provided a brief history of the Chardonnay grape and then pointed out the steps in evaluating and appreciating wine: look (color), smell (aroma) and, finally, taste (smooth, heavy, rich). For the most part, attendees preferred the variety aged with oak with its fruit flavors enhanced by the oak.

Mike provided information and offered handouts on pairing food with various varieties of wine and, specifically, foods that enhance Chardonnay or Chablis, which is also made from the Chardonnay grape. He had prepared a large tray of fruit and cheese to complement the wine.

The next meeting of the Wine Club will be held on Friday, May 15 at 7 p.m. It will be the last meeting before the group adjourns for the summer. For this meeting, **Dolly Freeman** and **Rob Chorney** will return to a red wine review and tasting by delving into the world of Malbec. All residents are welcome to attend but must confirm their attendance plans with Mike or Rob in advance to assure that enough wine is available for tasting. A fee (\$5 per person) is charged to cover the purchase of wine.

Small Group Discusses Pulitzer Winning Book

The Pulitzer Committee was enthusiastic enough about the Anthony Doerr book, *All the Light We Cannot See*, to award it the top prize for non-fiction literature. The Montgomery Walk Book Club, for the most part, agreed, though, according to **Terry Muldawer**, who led the discussion for group co-leaders **Luci Goldberg** and **Marlene Harrison**, who were unable to attend "others were somewhat less impressed." Although only six residents joined the discussion, she adds, they "enjoyed a lively and in depth discussion. Perhaps, because the group was so small and the book, so fascinating and beautifully written, we chatted far longer than our typical hour-long meeting."

The next meeting of the Third Thursday Book Club will take place on May 21 at 7 p.m., when the group will discuss, *The Girl on the Train*, which currently tops the bestseller list for fiction.

Books previously suggested by club members for future reading include *Dead Wake* by Erik Larsen (June 18), *An Invisible Thread* by Laura Schroff (July 16) and *True Colors* by Kristen Hannah (August 20). All residents are invited to attend meetings. Contact Luci or

Marlene if you have questions or would like to have your name added to the meeting reminder e-mail list.

Residents Hold First Community Garage Sale

Fifteen households participated in the first-ever Montgomery Walk garage sale on Saturday, April 18. Balloons placed at the community entrances by one of the sale organizers, **Jerry Harrison**, alerted passersby to the event. All courts and terrace areas experienced a fair amount of traffic, except for Court O. Even though sale planners directed prospective customers to drive to the far end of Eisenhower Lane, most did not. Court A saw the most traffic, since it was the first stop for many customers.

Said co-organizer and participant, **Marlene Harrison**, "We met a lot of nice people and even made a few dollars. And as an added bonus, we enjoyed a beautiful day and some great fresh air." Others who helped with organizing the sale were **Luci and Doug Goldberg**, **Sandra Dressler**, **Mark and Terri Gillespie** (who posted the sale on Craig's List), the Harrisons' daughter **Danielle DaGuanno** (who shared the news on Facebook) and Social Committee members **Rich Sorrentino** and **Paula Daley**.

COMMUNITY REMINDERS

- Love playing bridge? The bridge players meeting at the Clubhouse at 1 p.m. on Tuesdays invite you to join them. Contact **Stan Morganstein** (ryanlady@bellsouth.net) or **Louise Braksator** (louisenicholls@comcast.net) if you have questions.
- Residents are reminded to avoid propping open the front door of the Clubhouse. This action has required repairs to damage of an outside light fixture and the doorframe.
- Please do not throw cigarette butts in our streets or other common areas. Dispose of them in designated, appropriate containers.
- Residents should never ask sub-contractors to complete a task for them. All requests must be approved and then initiated by The Galman Group, our management company.
- Residents may borrow books from the Clubhouse library without replacing them with other books. However, be sure to return the books after reading, so others may enjoy them as well. Place returned books in the basket on the table. Note, too, that additional books are available in the cabinets below the shelves, and you are not required to "sign out" the books you borrow. Be sure to contact **Connie Ocelus**, our volunteer librarian, before donating additional books to the Montgomery Walk library.

Board Approves Amendments to By-Laws Governing Montgomery Walk Landscape

The Montgomery Walk Board of Directors recently approved amendments to the Community By-laws governing changes or additions to the landscape as completed by residents. While the changes, as recommended by the Landscape Committee, allow residents more leeway in adding plantings to their original landscaping, they must be followed to assure continuity and appropriateness throughout the community.

1. Landscaping

- 1.1. All Unit Owners are encouraged to water landscaped areas not covered by the sprinkler system. This includes areas with trees, shrubs, and flowers, which do not get an adequate water supply because of obstructions by other plants or deficient sprinkler head range/coverage. The appointed Court and Terrace Captains have the responsibility to create an awareness of water deficient areas and coordinate needed watering of the same.
- 1.2. Homeowners are permitted to plant flowers, bulbs, and perennials inside existing side and front planting beds. Since these are already filled with various types of bushes, flowers can be planted in remaining open areas as long as they are of reasonable height (no higher than the adjacent bushes in the same bed) and complement the bushes around them. The cost of the improvement shall be borne by the homeowner.
- 1.3. Requests for replacement of existing shrubs/bushes and trees must be approved by the Board of Directors. A "Request for Exterior Alterations" form is available from The Galman Group, with instructions, for submitting the requests to the Board.
- 1.4. Additions or changes to existing landscaping at the front and side of the home must be approved by the Board of Directors. A "Request for Exterior Alterations" form is available, with instructions, for submitting the requests to the Board.
- 1.5. Vegetables and fruit bearing plants/trees or separate vegetable/fruit beds are not permitted. Small containers of decorative vegetables or fruits (see 2.1) are permitted on the Unit Owner's deck.
- 1.6. Additional landscaping at or extensive re-landscaping of the rear of the home will not be permitted without the approval of the Board of Directors and will be reviewed on a case-by-case basis upon the submittal of a "Request for Exterior Alterations" form. This includes those Units/Courts which border on the Montgomery Walk/PECO tree line and Enclave Boulevard. In the case of the former, the planting of flowers along the front of the trees without infringing on the existing grass is allowed. Approval includes Unit Owner acceptance of responsibility for all maintenance and cost.
- 1.7. Unit Owners are responsible for maintaining all items they plant

in a neat and attractive manner, including those in planters and baskets. All dead material must be removed and/or replaced in a timely manner. Court and Terrace Captains shall coordinate, among unit owners, seasonal clean up and maintenance of added plants in existing and added beds.

2. Decorations/Garden Ornaments

- 2.1. On the front steps and entry walks, small planters and decorative items are allowed. All items are to be tasteful in color and reasonably sized so as to complement their surroundings.
- 2.2. Decorative items or garden ornaments are permitted in mulch beds in the front, side, and homeowner-installed planting beds at the rear of the home. All items are to be tasteful in color, not obtrusive in numbers, and proportionately sized so as to complement their surroundings.

3. Exterior Lighting

- 3.1. Any change or addition to the exterior lighting on each home or court, including deck and landscape lighting, requires prior written approval from the Board of Directors, upon the submission of a "Request for Exterior Alterations" form. Only white or clear bulbs are permitted, so as not to offend your neighbors. All exterior lights must be of the same style.

4. Winter Holiday Decorations

- 4.1. Winter holiday decorations are permitted only from Thanksgiving to January of the following year. Unit owners are responsible for maintaining all decorations during this period and removing them at the end.
- 4.2. Lights and other decorations shall not be attached to any exterior surface of the building by plastic clips, wire attachments or other means of securing them directly to any part of the building or building trim. Cost to repair any damage to exterior surfaces of the building shall be the responsibility of the homeowner.
- 4.3. Freestanding decorations on common area lawns or curbs are prohibited at all times of the year.
- 4.4. Strings of electric lights and garlands may be applied to shrubs/bushes immediately at the front of the unit and wound around railings leading to the front doors and deck railings.

MONTGOMERY WALK EXECUTIVE BOARD

Bruce Greenawalt, PRESIDENT
 Joe Tranchida, VICE PRESIDENT
 Mario Cabe
 Rich Sorrentino
 Claire Bruno
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A Vickie & Bill Souder vickisouder106@gmail.com
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ACTIVITIES

BOOK CLUB

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CHESS

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GOLF LEAGUE

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May 2015

| | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------------|--------|---|---|----------------------------|---|--|----------|
| | | | | | | 1 First Friday Cocktail Party — 7pm MW Fine Arts and Crafts Show — 7pm | 2 |
| 1 | 3 | 4 Canasta Night — 7pm | 5 Project Limus — 1pm Chess Club — 7pm | 6 Poker/Pinochle — 6pm | 7 Men's Breakfast — Meet at Clubhouse Lot — 8:30 am Rummikub — 7pm | 8 | 9 |
| Mother's Day | 10 | 11 Canasta Night — 7pm | 12 Project Limus — 7pm Chess Club — 7pm | 13 Poker/Pinochle — 6pm | 14 Rummikub — 7pm | 15 Wine Club — 7pm | 16 |
| | 17 | 18 Canasta Night — 7pm | 19 Project Limus — 1pm Chess Club — 7pm | 20 Poker/Pinochle — 6pm | 21 Rummikub — 7pm Third Thursday Book Club — 7pm | 22 | 23 |
| | 24 | 25 Memorial Day Canasta Night — 7pm | 26 Project Limus — 7pm Chess Club — 7pm | 27 Poker/Pinochle — 6pm | 28 Rummikub — 7pm | 29 | 30 |
| | 31 | | | | | | |



The following is a partial listing of contractors who have completed work for Montgomery Walk residents and have been suggested as possible sources of services. Residents must take responsibility to determine a contractor's suitability for their particular needs. Neither Montgomery Walk residents nor the

Montgomery Walk Condominium Association make any specific recommendations. Do ask for referrals!

This list was originally compiled by Karen McPoyle, who will continue to take your contractor suggestions, or you may contact this newsletter.

Audio-Video Installations

Affordable Home Theater
Larry Hill *
215-540-0650

Awnings

Paul Contractors
Paul Salassa
w 215-817-1717
kingofdecksandpatios@verizon.net

Basement Renovations

Ebcon Services
Eric Boyer
w 610-220-7304
M 215-675-7271
ebconservices@comcast.net

Car Detailing

Brent Marlin
w 215-432-9845
bmardinw@gmail.com
WORK DONE AT YOUR HOME

Closets

The Closet Works, Inc. *
w 215-675-6430
F 215-393-0937
info@closetworksinc.com

Computer Technician

Cal Com
Isaiah Nathaniel
w 267-639-8444
M 267-816-2777
inathaniel@calcomtech.com

Decks

Best Built Decks
w 610-804-1875

Electrician

Tim Johnson *
w 215-570-4782
H 267-470-4941
tjohnsonservices@gmail.com

Friends Electric

Dave Onraet
w 267-939-0426
M 267-939-0426

Exercise Classes

Zumba Gold
Vicki Souder*
Vicksouder106@gmail.com
NEW CLASS BEGINNING MAY 13 AT
MONTGOMERY TWP. BUILDING. REG-
ISTER AT WWW.MONTGOMERYTWP.ORG

Garage Doors

Richard Cunningham
w 856-234-0318

Handyman

Goodwin Construction
Ken Goodwin
w 215-643-9642
PAINTING, DRYWALL, TILE, ETC.

Michael O'Donnell
w 610-222-9640

Hearing Aids

Charles Marcus*
Board Certified Hearing
Instrument Specialist
w 215-646-7879

Housekeeping

Leslie Leiton
w 267-250-5348

Jessica Watson
w 267-767-6527

Insurance Broker

Mark Gillespie *
w 215-441-0622
M 215-368-7811

Kitchen Slide-Out Shelves

Slide-A-Shelf: through Costco

Multiple Services

Ted Scholl
w 267-421-6336
tedscholl@gmail.com
PAINTING, FLOORING, TILE AND TRIM
WORK, BACK SPLASHES, STORM DOORS

D/L Contracting

w 215-331-7517
M 267-243-6630
BATHROOMS, KITCHEN, PLUMBING,
ELECTRICAL, TRIM WORK, TILE WORK.

Mo Redding Home Improvement

w 610-620-0181
M 484-620-0582
ELECTRICAL, CARPENTRY, TILE WORK

Joe Schisler

M 215-880-7507

Ben Stutzman

w 267-261-4461
ELECTRICAL, PLUMBING, TILING,
BATHROOM REMODELING

Painting

Carson Painting
John Carson
w 215-616-2470

HR Painting
w 267-992-4604

Joe Wilson
w 215-453-6950
M 267-347-0371

Pet Food and Supplies

Pet Diner
Ruth Marcus*
1116 Horsham Rd.
Ambler, PA 19002
w 215-643-2024

Plumbing/Heating

GRW Plumbing & Heating
Glenn Watts
w 215-643-2263

Plumbing

Haas Brothers Plumbing, Inc.
Bill Haas
w 609-398-9016
F 609-399-1521

Power Washing

Clean All Exteriors
Joe Tomarelli
w 215-292-4662
cleanallexteriors@yahoo.com

Real Estate/Mortgages

Louise P. Nicholls, * Realtor
BERKSHIRE HATHAWAY HOME
SERVICES
FOX AND ROACH REALTORS
550 N. Main Street
Doylestown, PA 18901
w 215-348-1700
M 215-479-0020
louisenicholls@comcast.net

T.R. Johns, Mortgage Consultant
TRIDENT MORTGAGE COMPANY
w 267-880-3205
M 215-588-8863
trjohns@foxroarch.com

Screen Repairs

Deck's Hardware
27 Main Street, Ambler, PA 19002
w 267-282-1618

Security Alarm Systems

D&D Systems LLC
Dennis Fesmire*
w 215-443-8228
M 267-784-9301
dfesmire@ddsecuritysystems.com

Stained Glass

**Gary Noze Glass –
Stained Glass Professional**
Gary Couch*
H 215-542-1419
glcouch@verizon.net

Tax Preparation

Harry Hartman*
215-519-7032
leatherneckharry@hotmail.com

Tile and Marble

Walter Piatrichenko
w 215-307-8290

Window Cleaning

WOW Window Cleaning
w 610-847-4900
www.wowwindowcleaners.com

Window Treatments

Budget Blinds
Mitchell Bergman
w 215-631-9960
H 215-631-1460
M 215-353-2808

Michael Dinan
w 800-831-9948
M 215-345-8168