



HOA Annual Meeting
(Look for the Proxy form, page 3)

**CHANGE IN ANNUAL MEETING DATE -
Tuesday, Dec. 13th , 7 p.m.** is our next
annual meeting. Everyone is Welcome! The meeting
will be held at the Lexington Park Volunteer Rescue
Squad building on Buck Hewitt Road.

Agenda

Budget
Neighborhood Watch
Add Lighting at Intersections
Open Board seats

There are two openings on the current HOA Board.
We know you have some good inputs, so why not
join? We meet the first Tuesday of the month, get
down to business but also enjoy each other's
company.

If you are interested in running for the Board, or
need a proxy vote (**it's on page 3**), please contact us
at president@victoriasgrant.com.

Annual HOA Dues

Remains \$74.00 and is due **1 January 2012** Please
complete the enclosed remittance form or print from
the website and send in your payment today! Paypal
is accepted, but you are responsible for the \$2.52
additional processing fee. See the link under VGHOA
on our web page for direct access.

Visit our website - www.victoriasgrant.com

New to Victoria's Grant?

If you have recently moved into the neighborhood,
please contact the board secretary at
secretary@victoriasgrant.com and we will make
sure your information is updated in our database.

COMMUNITY NEWS

Christmas Light Contest

This year there will be two categories of the contest;
the Griswold Award (the most lights), and the
Traditional Award. Judges will be out the week of 12
December to view the entries and make their
selections. The winner in the traditional category
will receive: \$100.00 gift card. The Griswold winner
and the 2nd place traditional will each win \$50.00 gift
card.

Neighborhood Watch Program -

Over the past few months, we've had several break-
ins in Victoria's Grant. Additional reports of
suspicious activity at 2 and 3 a.m. has neighbors on
the lookout.

The break-ins occurred while owners were home or
involved thefts from vehicles in garages. It was
reported that the police arrested four individuals
that were targeting homes around Chancellor's Run
Road.

We posted notices on the VGHOA notice board near
the mailboxes, but is it enough? Should we have
better lighting in the neighborhood as a deterrent?

In 2003, Victoria's Grant received training in the
Neighborhood Watch program. While we're not sure
we want to set up patrol schedules, there are things
that each of us can do to be more aware.

Forming a Neighborhood Watch is an option, but it
takes involvement from you.

**We've ordered a "Neighborhood Watch
Participants" and a "Home and Personal
Security" handbook for each homeowner. We'll
deliver them to your door in the next couple of
weeks.**

Come to the annual meeting so we can collectively
determine how to continue to try and keep our
neighborhood a safe place to live.



Home Owners Association (HOA)
P.O. Box 102, California MD 20619

Air Conditioning Maintenance:

Directly next to your indoor air conditioning/furnace unit is a condensation pump. The pump is the size and shape of an average shoebox and has two wires that connect the pump to the AC/Furnace unit. The pump's job is to collect and remove the condensation water from the AC or furnace. Most of these pumps dispose of the excess water in the clothes wash machine drainpipe. Problems can occur when a slimy fungus builds up in the bottom of the pump reservoir. This fungus can clog the water-cooled pump causing permanent failure. This will cost approximately \$75 to replace this pump. If you have it replaced professionally expect to pay over \$200. The first symptom of failure is that the AC or furnace cuts off and will only come on for a few seconds before shutting off again. To prevent failure of the pump, inspect the reservoir to ensure no buildup is present. Put one tablespoon of chlorine bleach in the pump reservoir monthly to stop additional fungus buildup.

Dog Patrol

Please be aware of your animal. For their safety and the safety of others, do not let them run around loose in the area. The common areas or your neighbor's front yard are not your pet's litter box. Please be considerate, clean up after your pet.

Slow down!!

Several neighbors have expressed concern over the speed that some drive through our neighborhood. Please be aware of your neighbors and observe the speed limit. Let's be careful.

Let it snow, Let it snow, Let it snow

Winter is quickly coming upon us. Just a reminder, it is your responsibility to remove all snow and ice from the sidewalks located on your property, even if said sidewalks are located within the easements.

Entrances to Victoria's Grant

Please do not park near the mailboxes at either of the entrances of Victoria's Grant. Stopping for mail pick up or drop off is fine...but parking on either side of the street, is dangerous for those entering or leaving the development as well as for the cars parked there.

Please be mindful of how far you pull out onto Buck Hewitt Road to turn. The bushes are being trimmed back to avoid any potential safety issues.

Holiday Lights

- Indoors or outside, use only lights that have been tested for safety. Identify these by the label from an independent testing laboratory.
- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using.
- Fasten outdoor lights securely to trees, house, walls or other firm support to protect from wind damage.
- Use no more than three standard-size sets of lights per single extension cord.
- Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire.
- Never use electric lights on a metallic tree. The tree can become charged with electricity from faulty lights, and any person touching a branch could be electrocuted!
- Keep "bubbling" lights away from children. These lights with their bright colors and bubbling movement can tempt curious children to break candle-shaped glass, which can cut, and attempt to drink liquid, which contains a hazardous chemical.

For more safety tips visit: www.cpsc.gov
Consumer Product Safety Commission

We want to hear from you!!!

Hope to see you at the meeting!