

# tower oaks

a 44 acre preserve of condominiums, townhomes, and detached homes surrounding a beautiful community center and pool in a private and pastoral area of Rockville.

## Who Are We?

Tower Oaks is a development of: **128 condominiums** in four buildings (*the Flats*), **217 townhouses** of four different sizes (51 are MPDUs), and **30 single-family detached homes** - all of which have enclosed 2-car parking and are managed by Abaris Realty.

All units share in the usage of the **CORE**; a multi-function building with a market cafe, fitness center and yoga room, outdoor pool, cozy seating nooks indoors and out, play area, sports court, outdoor grill stations, and an Amazon hub.

## Tower Oaks Board

President: [Colin Oppenheimer](#)  
Vice President: [Sam Williamowski](#)  
Secretary: [Alison Smith](#)

## Flats Condo Board

President: [Dorit Yaron](#)  
Vice President: [Amine Ben Latifa](#)  
Treasurer: [Kamil Sarhan](#)

## Contact Links

- [General Inquires \(Reserve\)](#)
- [General Inquires \(Flats\)](#)
- [Newsletter or website inquires](#)
- [CORE inquires or scheduling](#)



## From newsletter staff member, Oana Lupu

I'm honored to have the opportunity to contribute to the second edition of our neighborhood's newsletter. Chances are we've never met (more on that later). I'm Oana, a second-time EYA homeowner who moved in about a year and a half ago. My family and I had such a great experience with EYA in DC - from working with sales and selecting our options to enjoying 10 wonderful years in a brand-new home without the stress of repairs - that we decided to do it all again! We were pleased to see that after all those years, many of the same EYA employees were still there. It was great to reconnect with them and we knew that we could trust them to come through for us once again.

*continued on page 2*



## New Website

The new [Reserve at Tower Oaks](#) website went live on January 26, 2023

**Check it out and sign up today!**

The old [Building-Link](#) site will disappear February 28th.

## Winter Trash / Recycling Holiday Schedule

The Rockville City Trash & Recycling Collection [Holiday Schedule](#):

**President's Day, Monday, February 20th: Normal Schedule**

No other holidays until May.

## Bulk Trash and Yard Waste Pickup

Rockville collects yard waste and bulk waste differently. [Yard waste](#) (plants, trim, mulch, holiday trees) is usually collected on Saturdays, and [bulk waste](#) (lumber, furniture, mattresses, rugs, and other large items under 500 lbs.) must be [scheduled](#) through their website for collection. See the above links for more information.

## Newsletter Staff

Please welcome our new staff member, Oana Lupu (that's pronounced "[wana](#)"). If you're interested in contributing articles to the Tower Oaks Quarterly Newsletter, or have an opinion, please contact the newsletter through [Abaris Realty](#).

One thing that we failed to do in our previous neighborhood, maybe because we were younger and prioritized figuring out our careers and traveling before having kids, was to contribute to building a sense of community. That was a missed opportunity, and we're determined to do things differently this time around.

Growing up in Romania, I spent the summers at my grandma's house in a Transylvanian village. It felt like stepping into a time machine. Every evening, my cousins and I would wait for the cows to come home (literally!), and then start our walk across the village (bottles in tow) to my grandma's sister's place to pick up fresh milk. All the villagers were back from working in the fields and gathered on porches. It was customary to greet everyone along the way, even if we didn't always know exactly who they were. I'll admit, at the time some of this felt a bit annoying because it slowed us down when all we wanted to do was get the milk and go back to playing. But a simple greeting (ok, a long series of greetings!) made it feel like we were all one, big, extended family.

Of course, many aspects of what I described above aren't feasible (or even desirable!) in a modern context. But I'm convinced there are ways to create that sense of belonging and that feeling of a tight-knit community here at Tower Oaks. It's already happening. Neighbors are doing kind gestures all around us - volunteering on committees or on the board, organizing activities like poker nights, book club, tai chi lessons and kids' dance sessions, and proactively making things better for everyone - by getting the city of Rockville to install new stop signs, for example. I'm so thankful to be a part of this community and so excited for the potential our neighborhood holds!

More than half (57%) of people in the US say they know only some or none of their neighbors, according to a Pew Research Center survey. Yet research has shown a correlation between the level of interpersonal trust within a community and the wellbeing of the individuals that make it up. Creating bonds with neighbors can make people healthier and happier. We're fortunate to have the CORE as a natural gathering spot and so much energy and creativity around ways to meet each other and connect!

I'll continue my journey away from the 57% (and toward hopefully knowing many of my neighbors) by volunteering for this newsletter every quarter. As the mom of two young kids, I've assigned myself the section highlighting kid-friendly activities we could do in the area (this quarter it's a play date at a MoCo library). If you have ideas for other article types or topics we should feature, please reach out! It will help make the newsletter better and - if the researchers are right - we'll both live healthier, happier lives, too!

*Oana*



### Core Manager Change

The on-site property manager of the CORE (Ira Salins), left the employ of Abaris on January 27, 2022. We all wish Ira well in his new endeavors. His position is currently staffed by two Abaris employees, [Alina Burke](#) and [Benjamin Ressalam](#), who will manage the CORE for now. CORE staffing hours have changed: 12-7 p.m. Mon-Thu, 12-8 p.m. on Fri, and 11-1 p.m. on weekends.

### Community Pride

Things always look their worst in the middle of winter. Let's keep our multi-million dollar community looking like one by:

- ◆ Removing our hoses, sprinklers, and empty pots and storing them in the garage where they won't be damaged by freezing
- ◆ Taking down our holiday wreaths, lights, and decorations. It's past time.
- ◆ Cleaning up after your dog. Your dog did his duty, please do yours.
- ◆ Remembering that our garages are for parking our cars - not storage. Don't park in the alleys.
- ◆ Not traversing between buildings. This is trespassing as well as damaging to the grass. It will require an unnecessary and expensive replacement for us to pay for. Let's use our sidewalks!



### Pet Profile : Juno

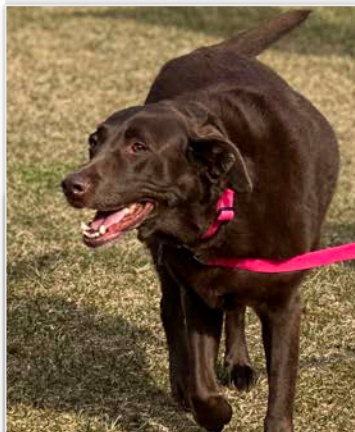
Hi! I'm Juno, a 10-year-old chocolate Labrador Retriever originally from Alaska. I just celebrated my birthday on January 27th. I've known my best friend, Isabella, since she was in the fourth grade. When I first met her, I was so excited that I ran too fast and face-planted into my oatmeal bowl! That was embarrassing. But she claims that's how she knew I'd be perfect for her family.

It took me a little longer to figure out we were meant for each other: two weeks later, when the whole family stopped at McDonald's on the way home, I stole a chicken nugget! Yum. That's when I knew I'd found my humans.

Yes, I'm a bit of a beggar... But I've also done some good deeds over the years: in my youth, I worked as a registered therapy dog and helped many hospital patients.

Now that I'm retired, I spend my days being the center of attention everywhere I go, playing with my neighbor Ella, the labradoodle, and waiting for Isabella to come visit from nursing school.

One thing that hasn't changed with age: my excellent dock diving skills! OK, two things. I still snatch chicken nuggets any chance I get!



*To all pets: If you would like to appear in Pet Profile and become famous, have your owner contact the newsletter.*



### Points Of Interest In Our Neighborhood:



[Islamic Education Center](#)

[Maryland State Police Barrack N](#)

[Potomac Squash Club](#)

[Abaris Realty](#)

[Life Time Fitness](#)

[Northside at Park Potomac](#)

(site is currently under construction)

[Potomac Woods Plaza](#)

◆ [Quincy's Bar & Grill](#)

◆ [Brooklyn Deli](#)

◆ [O'Donnell's Market](#)

[Park Potomac](#)

◆ [Harris Teeter](#)

◆ [Attman's Deli](#)

◆ [Founding Farmers](#)

◆ [Gringos & Mariachis](#)

◆ [King Street Oyster](#)

[MoCo Detention Center](#)

[Dogwood Park](#) (trail / walking path noted above)

[Stanford Grill](#)

[Tower Preserve \(future site\)](#)

[Clyde's Tower Oaks Lodge](#)

[Reserve at Tower Oaks](#)

[Lafayette Federal Credit Union](#)

# January Party & Photos

The Tower Oaks Holiday Party was held Saturday, January 7th from 5:30 p.m. to 10:00 p.m. There was pizza, a magic show, cash bar, hors d'oeuvres, and dancing. *Photos:*



Magician Mike Chamberlin



Mike reads a "hot" book to the kids



Ladan surveys the scene



## New Stop Signs Installed



New stop signs were installed at two busy intersections on Preserve Parkway in November and December; one at the main entrance on Blue Lobelia and the other at the entrance on Royal Fern Place (across from the *Clyde's at Tower Oaks Lodge*). It's important to be alert to these changes and remember to stop.

## Make New Friends with Tower Oaks Kids & Parents

Join us on Saturday, February 25 in Discovery Room One at the Germantown Library from 10:00am to 11:00am. We look forward to meeting you!

## Condominiums



On January 1, 2023, "The Flats at Tower Oaks" condominiums' HOA underwent a management change from their original company, Comsource to Abaris Realty. The condominiums' have their own owners' board and while the Tower Oaks Board governs what happens in the townhouses, single family homes and the CORE area, the Flats Board governs the condos. Going forth, both boards will now have Abaris Realty as their management group, which will aid in the integration of the two bodies and their Boards.

## Family, Kids & Parents



This new section of our newsletter aims to help create a sense of community among families with young children. We'll feature ideas for nearby, family-friendly activities and highlight opportunities to meet each other. Look for the family emoji. If you'd like to suggest a topic or a meetup, please contact [Abaris Realty](#).

## Indoor Fun at the MoCo Library Discovery Rooms

Have you taken advantage of the wonderful - and free! - playrooms available at select local libraries? They are filled with puzzles, games and toys to spark kids' imagination and encourage them to get into the habit of visiting the library. [Reserve online](#) (select one of the three) for some fun family bonding time, or bring friends and make it a playdate! The following locations near Tower Oaks feature Discovery Rooms: Gaithersburg Library (9 miles), Quince Orchard Library (9 miles), Germantown Library (12 miles)



Gaithersburg Discovery Room

## Calendar of Events



The newsletter is published quarterly and the most up to date information about what's happening can be found on the [website](#). These are some regular CORE events and their usual schedule:

Mondays	1:00 - 3:00 p.m.	Mahjong 🀄 (generally)
Mondays	7:30 - 8:30 p.m.	Total Body Reset 💪 w Tony Russo
Tuesdays	6:00 - 7:00 p.m.	Yoga with Debi Schenk 🧘
Tuesdays	7:15 - 10:15 p.m.	Poker ♠️
Wednesdays	6:30 - 8:30 p.m.	Canasta ♣️
Thursdays	10-11 & 6-7 p.m.	Tai Chi w Mil Romanow 🏯 (new)
Thursdays	1:00 - 3:00 p.m.	Hearts ❤️ (new)
1st Wed.	7:00 - 9:00 p.m.	HOA Board Meeting 👥
2nd Thursday, Mar, May, July	6:30 - 8:30 p.m.	Flats Board Meeting 👥 (every other month)

## Local Restaurant Review - Dave Gibson



An excellent nearby seafood market, bakery, (and mini-restaurant), [O'Donnell's](#) has been serving food in the DC area for over 100 years. Over time, they've operated four well known and loved DC area restaurants.

In 2015, after downsizing the family businesses, Bill Edelblut, (grandson of the original Tom O'Donnell and the current owner), opened a new market in Potomac Woods Plaza - across from *Lifetime Fitness* and the new, under construction, EYA development, [Northside @ Park Potomac](#).

Their food remains excellent and they have a \$25.00 [Wednesday meal deal](#) for 2 people which includes a complete dinner, ready to cook (with minimal prep). Their seafood is unmatched and varied (Recent weekly offerings included Pesto crusted Cod, Lemon Pepper Trout, Lobster Mac'n'Cheese, and Honey-Thyme Salmon).

They also have an excellent bakery and natural Angus beef supplied from [Aspen Ridge](#).

You can call the Market on Monday or Tuesday to reserve your Wednesday meal deal (for pickup after 1:00 p.m.) or stop by to sample their other delicious offerings. **(301-251-6355)**

## Committee Actions This Winter

### Architectural Review Board (ARB) *(Board Appointed)*

Currently reviewing applications. Please submit an [application](#) for *any exterior modifications or changes* that you are planning for your home (including landscaping) to: [Abaris Realty](#). The Board reviews owner's proposed changes or additions to make sure that they comply with our development [guidelines and standards](#). NB: There are financial penalties for non-compliance.

### Safety & Security *(collaborates with ARB)*

No updates

### Lifestyle/Social

In 2023, the social committee organized the well-attended holiday party that had activities for both children and adults. In just two days (Sunday, February 12th) we're having a Valentine's Day breakfast and there will be a 'Wine Down' event from 7:00 p.m. to 9:00 p.m. on Friday, February 24th.

The goal of the committee is to increase the number and quality of events to at least 2 per month and allow homeowners more choices. To this end, the committee is focusing on organizing different types of events in order to appeal to the different tastes of the community; such as celebration of different secular holidays, trivia nights, karaoke, murder mystery dinners, international dinners, breakfasts, movies on the lawn, and wine down events.

The social committee has also been working closely with the family committee in order to incorporate children's activities into the bigger social events. Our committee tries to meet once a month but we don't have a set schedule.

The social committee has used its budget not only for social events but to purchase heating lamps and other supplies and equipment that can be used both by the committee for different events and also enjoyed by residents at large. The committee has prepared a spread sheet that is shared with the Board members and Abaris documenting the costs associated with planned events.

### Family Events & Interests *(collaborates with Lifestyle/Social)*

Have held a series of sessions of a free drop-in dance clinic for kids at the Core.

### Infrastructure/Facilities *(collaborates with Safety/Security)*

Instituted a monthly schedule of meetings to be held on the last Wednesday of every month. Monitor usage and need for maintenance of community assets such as the CORE, furniture, grills etc; evaluate and propose guidelines for clubhouse usage and rental

## Board Actions

The Board took the following actions during their meetings in December, January, and February:

- Approved the [2023 budget](#)
- Approved sharing the EYA transition study with [Cowie Law Group](#) for review (our lawyers for the change)
- Approved the Abaris annual inspection proposal, which will review homes on a continuing basis for maintenance issues
- Yennifer's Cleaning contract approved pending more detailed scope of work
- Approved the City of Rockville's revised plans for the installation of pavers and crosswalks for the bioswales and authorized the sending of the plans to EYA for implantation
- The planned mid-block ADA curb ramps for the crossovers at parking indents were rejected by the Board as they would restrict the available parking - already at a premium as owners are not utilizing their garages
- Placed the emergency Security Services (from 5-9 p.m. daily) on hold - See [Fall, 2022 newsletter on rationale for security officers](#)
- Requests for proposals on playground equipment (>\$50,000) were tabled as cost prohibitive
- Approved [Kim O'Halloran-Perez](#) of Rees Broome as general legal counsel for the Home Owners Association

## Committee Actions (continued)

### Infrastructure/Facilities *(continued)*

fees; (Pool Subcommittee: Set pool guidelines for use and enjoyment (e.g. general rules about acceptable behavior, use, attire etc); solicit feedback from community and lifeguards; monitor pool use, and emerging & ongoing issues.

### Stormwater Management Committee

The Stormwater Management Committee negotiated with the City to add more and safer solid crossing of the bio-swales. Some will be concrete with ramps and some will be pavers on the raised grass embanks for an additional 43 solid crossings. These can be treated and shoveled in inclement weather. In addition we requested planting in the bio-swales, mostly shrubs, to discourage pedestrians from walking thru the swales due to several documented injuries that have occurred traversing them.

Bayland, a private engineering firm hired by the HOA, reviewed the solid crossing and planting plans and stated they were acceptable improvements that would not interfere with the functionality of the bio-swales. The Board has asked the City, which already agreed to the changes, to forward them to EYA for implementation.

## Meeting with Beryl Feinberg

The recent Board Meeting with Rockville City Council member [Beryl Feinberg](#) was educational but not completely reassuring. The HOA Board invited her to speak at the February 1, 2023 meeting. It brought home that while so many changes are happening in our own community, we shouldn't lose sight of what's going on all around us (page four of the newsletter includes a map of the local area and [already approved](#) developments).

According to Ms. Feinberg, more developments in our area are planned. Of concern was the proposed [Restoration Center](#) addition to the [Montgomery County Detention Center](#). To find out more about the planned Restoration Center, visit the [7 Locks Alliance](#). On a positive note, the planned county bus depot at this site [was recently cancelled](#). While local traffic and the lines at the Teeter are not insufferable yet, this may change in the next few years.

In addition, she noted that the reasons for required changes to rooftop ventilation at One Preserve Parkway (which is 250 feet from the condominium building at the same height) have raised concerns, as Rockville and the developer have not been forthcoming with details of the type and amount of substances which will be discharged. She encouraged those concerned to [e-mail](#) her.

## Art Placement

The first 10 of the 13 pieces are in place:

1. **'T'ree**, at the main entrance on Bellflower Lane
2. **CoreHeart**, outside the CORE entrance
3. **Fox**, in front of the green space at the CORE
4. **Bird in Hand**, on the east side of the sports court (the bird is awaiting placement)
5. **Family**, large piece at the west side of the sports court
6. **Criss Cross**, south of the play area on Blue Lobelia Way
7. **Retro Trees**, south of the CORE on Blue Lobelia Way
8. **Spring Awakening**, (3 step-sized pieces), at the entrance on Blue Lobelia Way and Preserve Parkway
9. **Joy**, between the condos at the Royal Fern overlook
10. **Hoot**, in the green space between Buildings #10 and #20 on Royal Fern Place
11. **American Dog**, in the planned "Dog Park"
12. **3 Crows in a Tree**, at the corner of Pinkroot Avenue and Royal Fern Place
13. **Bubble Birds**, in the green space between the Carter buildings opposite Cranes Bill Court.

The last three sculptures will be placed shortly, as EYA completes construction.

## Dale Rogers Sculptures ✨

Tower Oaks has a [unique feature](#) which distinguishes our development; the 13 large sculptures by [Dale Rogers](#). Mr. Rogers, a Massachusetts sculptor, crafted his Tower Oaks pieces with a juxtaposition of [Core-Ten](#), stainless, and painted steel. These iconic and witty pieces differentiate and elevate our community from other local developments. We should be proud of these works and treasure them.



## Townhome Construction Updates

The following units began settling the month of February:

- Building #31 (Bailey): 3116 - 3126 Royal Fern Place

The following units began settling the month of January:

- Building #36 (Carter): 3446 - 3458 Wood Aster Place

The following buildings settled in the month of December

- Building #24 (Drake): 3944 - 3958 Cranes Bill Court

*The very last building of Tower Oaks (#25) is finished framing and will settle in 4 months.*



## Call for Reviewer...

Anyone interested in writing a restaurant review for the spring issue, contact the [newsletter](#).

## Holiday Decorations

A few standouts from our resident's December displays:

