



# New Mark News

YOUR COMMUNITY NEWSLETTER

## Calendar

**Thursday, February 7**—Board of Director's meeting at the clubhouse, 7:30 p.m.

**Tuesday, February 12**—Garden Club meeting at the clubhouse, 7:30 p.m.

**Monday, February 18**—President's day holiday

**Thursday, March 7**—Board of Director's meeting at the clubhouse, 7:30 p.m.

**Sunday, March 10**—Daylight Saving Time begins

**Wednesday, March 13**—NMC Annual meeting at the clubhouse, 7:30 p.m.

**Monday, March 25**—Passover begins at sundown

**Sunday, March 31**—Easter

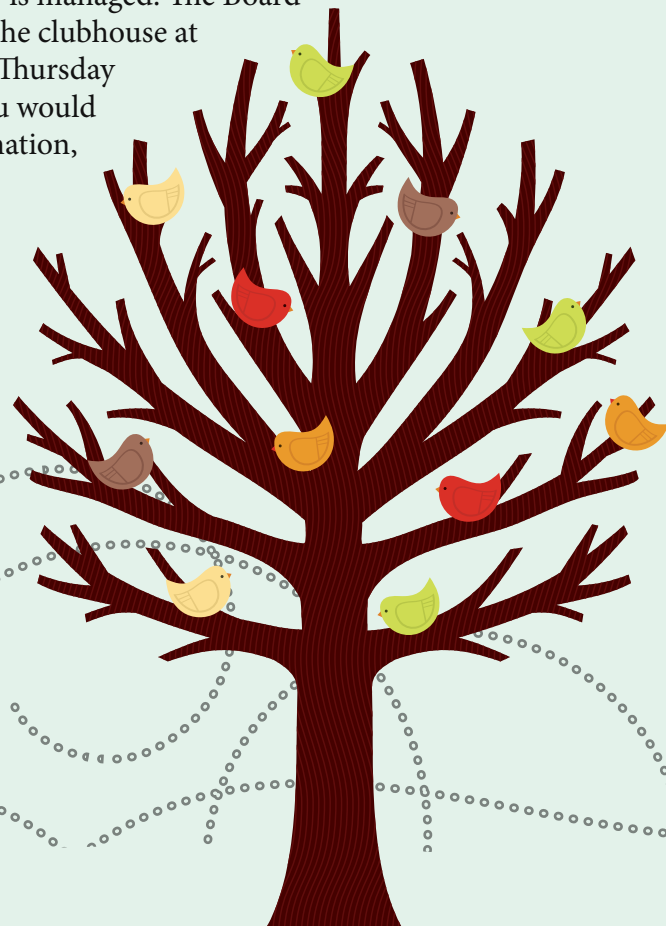
## Annual meeting date set

The annual meeting of the New Mark Commons Homes Association will be held on Wednesday, March 13th, at 7:30 p.m. in the Clubhouse. In order to achieve a quorum, 96 members (25% of the community) must be accounted for either in person or by proxy. The annual meeting provides the opportunity to vote for the Board that will represent you, meet some of your neighbors, and learn more about your community.

The terms of two Board members, Jeff Miller and Lori Nicely, will expire in March. If you are interested in seeking a position on the Board, please notify Jim (301-340-0288 or [jhdennyii@verizon.net](mailto:jhdennyii@verizon.net)) no later than February 26, 2013. He will also need to receive a single paragraph from each candidate which outlines why he or she is interested in serving and any other information that you may feel is pertinent. The March newsletter will have a ballot and the candidates' statements. Becoming a Board member is a great way to learn and effect how your community is managed. The Board meetings are held in the clubhouse at 7:30 p.m. on the first Thursday of every month. If you would like additional information, please call Jim at 301-340-0288.

## NMC Garden Club

The next meeting of the New Mark Commons Garden Club will be on February 13th in the clubhouse and 7:30 p.m. They will be making Valentine center pieces for Potomac Valley Nursing and Wellness Center residents' tables. Guests are always welcome! If you have any questions, please call Ellen Stein at 301-279-9533.



# SPLINTERS

## FROM THE BOARD

### THURSDAY, NOVEMBER 1, 2012

Rocio Snowdy, City of Rockville's Neighborhood Resources coordinator had several items of interest for the Board: Duball LLC will be starting construction of the new hotel/apartment building in front of the Regal Theaters in mid-November. The Mayor and Council are expected to make a decision on the purchase of Fireside Park Apartments by the Rockville Housing Enterprise (RHE) at the November 15, 2012 meeting. The ice rink in the Town Center square is scheduled to open on November 9th.

John Hansman asked if there were any plans for the old District Court building. Rocio said no decisions have been made for the building at this time.

Stan Sirotkin was present for Community Forum. He wanted to discuss the Architectural Control Committee (ACC) application for the proposed addition in the rear of 24 Welwyn Way.

Jim informed the Board seven residents have not paid the second installment of the 2012 home owners' association dues. This includes four residents who have outstanding balances from prior years. One home has been foreclosed and Wells Fargo Bank now owns the property effective April 27, 2012.

The Open House held on October 20th was a great success. Approximately one hundred residents attended the event.

The cleanup of the woods along the bike path will take place on November 3rd. We will meet in the clubhouse at 9 a.m.

Jim gave the Board the proposed budget for 2013. He also included income and expenditures as of 10/31/2012 versus the 2012 budget. The Association's governing documents set forth the maximum amount the dues can be raised. In recent years, the dues increases have been held within or under the annual Consumer Price Increase (CPI). Our Covenants state the increases in dues have to be within the annual increase in the CPI on a cumulative basis since January 1, 1968. The percentage of increase in the Consumer Price Increase (CPI) for the Washington and Baltimore metropolitan area for the period of September 2011 to September 2012 was 2.8%. Jim presented a proposed budget for 2013 that reflected a 2.8% increase which is equal to \$26 to \$30 per household for the year.

The meeting to discuss the Potomac Valley Nursing and Wellness Center expansion plans has been postponed until January 2013.

**CONTINUED ON NEXT PAGE**

## New Mark Commons Homes Association, Inc.

### Website

www.newmarkcommons.net

### Mail Address

New Mark Commons  
P. O. Box 4206, Rockville, MD 20849-4206

### Administrator

Jim Denny  
jhdennyii@verizon.net

### Board of Directors

Margaret Chao, President  
Jeff Miller, Vice President  
John Hansman, Secretary/Treasurer  
Dunja Baker  
John Brown  
Lori Nicely  
Ellen Stein

## Committee Chairpersons

### Architectural Control

Mary Lee

### Community Enhancement

Richard Berman

### Lake

Richard Berman

### Landscaping/Grounds

Vacant

### Pool

Nancy Wood

### Swim Team

Sean Hart  
Peter Kaplan  
John O'Neal

### Trees

Gene Silverman

### NM News Designer

Barbara Quinn

**SPLINTERS** CONTINUED FROM PREVIOUS PAGE

The Area Meeting to review the Jehovah’ Witness Church proposed expansion plans will be held at City Hall on November 7, 2012 at 7:00 p.m.

The revised Parking Rules and Regulations have been posted on the NMC website and will be published in the next NMC Newsletter.

The NMC phone directory is now on our website in the ‘Residents Only’ section.

In response to several requests from residents, the Board adopted a process for the removal of a live tree from Association-owned property. The process is:

- The Administrator will submit an Application for Significant Tree Removal Permit to the City of Rockville.
- The cost of the application will be paid by the homeowner requesting the tree be removed.
- If the City approves the Application, the Administrator will solicit bids from three contractors for the removal of the tree and stump. If the city does not authorize the removal of the tree, the request will be denied.
- The cost of removal of the tree and the stump will be shared equally between the Association and the homeowner requesting the removal.
- The homeowner will also be responsible for the purchase and installation of the required number of replacement trees as specified on the Permit.
- The planting locations will be determined by the Association.
- Once the bids have been reviewed by the homeowner and the Administrator and a contractor selected, the homeowner will give the Administrator a check made out to New Mark Commons HOA for one half of the contract amount. The Administrator will then schedule the tree removal with the agreed upon contractor.

The Board is considering a request to adopt a policy concerning the use of portable on demand storage units (PODs) throughout the community. The discussion covered POD placement in townhome parking lots and the detached homes section of the community and the length of time a POD could remain on site. The Board asked Jim to determine how other homeowner’s associations are handling this issue.

The Board approved a proposal from Long Fence Company for \$3,176 to replace a 92-foot long section of chain link fence at the basketball court and repair three sections of damaged chain link fence along Monroe Street.

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# New Mark Commons Newsletter

## General Information

Published monthly (except August and December) by the New Mark Commons Homes Association, Inc. P. O. Box 4206, Rockville, MD 20849-4206

Distributed free-of-charge to the 384 homes within the community.

## New Mark Commons Administrator

Jim Denny, 301 340 0288  
jhdennyii@verizon.net

## Advertising Rates

- \$35.00 full-page ad
- \$27.50 half-page ad
- \$22.50 quarter-page ad
- \$18.00 any ad less than 1/4 page

The last page may be reserved for full-page ads for only an additional \$15.00.

Small listings for public services or sale of used goods are free to residents in good standing and \$5.00 for all others.

Services provided by youths 18 years of age and younger are free to residents and \$5.00 for all others.

## Submitting an Ad

All advertisements must be submitted to the administrator electronically by email, or on a CD. Acceptable formats are pdf or jpeg in black and white. The ad must be sized properly for the ad purchased. Any changes required for the ad copy or layout will be charged an additional fee of \$40.00.

Advertisements, along with checks payable to “New Mark Commons” should be submitted to Jim Denny, Administrator. Call 301 340 0288.

All listings, advertisements, letters to the editor, articles, and notices must be submitted to the NMC Administrator or before the last day of the prior month and must be signed by the author. Under no circumstances will the NMC Administrator or editor take information over the telephone.

**SPLINTERS** [CONTINUED FROM PREVIOUS PAGE](#)

Jim gave the Board a three-year renewal proposal from Stolburg Landscaping. There was a 1% increase for 2013 over the 2012 contract price to \$44,034 and a 2% increase for 2014 and 2015 respectively. Jim will solicit proposals from additional landscape contractors.

**THURSDAY, DECEMBER 6, 2012**

Ann and Marty Reiss, along with Mark Wetterhahn were present for the Community Forum to discuss the latest expansion plans they received from the Potomac Valley Nursing and Wellness Center. The proposed addition, to the existing building, has been removed from the plans at this time.

Jim informed the Board seven residents have not paid the second installment of the 2012 home owners' association dues. This includes four residents who have outstanding balances from prior years. One home has been foreclosed and Wells Fargo Bank now owns the property effective April 27, 2012. Jim has been in communication with the bank. They will send a check to cover the HOA dues for the period of April 27, 2012 to December 31, 2012.

The cleanup of the woods along the bike path held on November 3<sup>rd</sup> was a success. We also received a grant for \$500 from the City of Rockville to help defer some of the expenses of the cleanup.

The final leaf collection for NMC was November 19<sup>th</sup> to the 23<sup>rd</sup>. A number of residents continued to rake leaves to the curb after the final collection. Jim and several Board members have asked the City for an additional pickup throughout the community. The City states they have to complete the scheduled collection in the City and then, depending in the weather, may be able to return to NMC.

Jim gave the Board the proposed budget for 2013. He also included income and expenditures as of 11/30/2012 versus the 2012 budget. The Association's governing documents set forth the maximum amount the dues can be raised. In recent years, the dues increases have been held within or under the annual Consumer Price Increase (CPI). Our Covenants state the increases in dues have to be within the annual increase in the CPI on a cumulative basis since January 1, 1968. The percentage of increase in the Consumer Price Increase (CPI) for the Washington and Baltimore metropolitan area for the period of September 2011 to September 2012 was two point eight percent (2.8%).

Jim presented a proposed budget for 2013 that reflected a 2.8% increase. The 2.8% increase is equal to \$26 to \$30 increase per household for the year. The Board approved a \$4,200 bonus for Jim. After discussion, John Hansman made a motion that the Board approve the budget with the changes noted. Jeff Miller seconded the motion which passed unanimously.

The meeting to discuss the expansion plans for Potomac Valley Nursing and Wellness Center is scheduled for December 12<sup>th</sup> at 7:00 p.m. at the Nursing and Wellness Center.

The Area Meeting to review the proposed plans for Jehovah' Witness Church expansion was held at City Hall on November 7, 2012 at 7:00 p.m. There were concerns about traffic flow through the parking lots and the number of new parking spaces for the size of the addition. There was a concern expressed about automobile headlights shining into NMC residences that back up to Maryland Avenue near the church.

Jim showed the Board the blueprints of the potable water, storm water, and sewer connections for the townhome section of the community. While some of the blueprints were easily interpreted, it was determined that a meeting with the City of Rockville Public Works would be beneficial. Jim scheduled a meeting with Brian Plymale, Assistant Supervisor with the Public Works Department for December 13<sup>th</sup> or 14<sup>th</sup>.

Jim informed the Board that Mr. B. Moradi, who resides at 878 New Mark Esplanade, has agreed to the policy the Board adopted to remove a tree on the Association owned property. Jim will solicit additional proposals for the removal of the tree and present them at the January Board meeting.

Jim gave the Board a copy of the rules governing PODs, other temporary storage containers, and dumpsters used by the Eastgate Homes Corporation, part of the Montgomery Village community. Jim mentioned he also contacted the management companies at Rockshire Village and the King Farm to determine if they had policies in place concerning PODs. Neither community had a policy in place concerning PODS. The Board asked Jim to draft a POD, dumpster, or temporary storage unit policy with the points being the units are temporary and that they are used only for construction,

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**SPLINTERS** CONTINUED FROM PREVIOUS PAGE

remodeling or moving related purposes and that they are not to remain in place over thirty days.

The Board accepted a proposal from Sivert Enterprises for snow removal for the winter of 2012/2013. There were not any changes to the proposal from last year.

Jim gave the Board a proposal for a replacement reserve study from Miller & Dodson Associates of Annapolis, MD. The last reserve study was performed in late 2008. After discussion, it was

decided we did not need a new reserve study at this time. Jim will make a copy of the last reserve study and distribute to all the Board members before the next meeting. John Hansman volunteered to consolidate all prior reserve expenditures in a document which will make it easier for the Board to determine priority of future capital improvements or repairs. Jeff Miller also made a motion that the community should have a replacement reserve study done every ten (10) years. John Hansman seconded the motion which passed unanimously.

# RIGHT IN YOUR NEIGHBORHOOD

## Our Maturing Community

Recently my wife, Surrell, attended a lecture which addressed the challenges of aging in a community. One of the ideas that was presented was of forming a group, voluntary in nature, of older residents that support one another. The members of this group would provide mutual assistance in many everyday activities. Among such assistance could be shopping, transportation, minor repairs in homes, and other services. Since moving to New Mark Commons eight years ago, I have noticed that we have a growing population of residents who love our community and who would benefit from such a formalized mutual-assistance organization.

The purpose of my this article is to gauge the interest of our, shall I say, over 65 years-old residents in becoming involved in this kind of endeavor. I would be very interested in hearing from anyone who thinks this idea has value. Please contact me either by email ([ginopaisan@verizon.net](mailto:ginopaisan@verizon.net)) or by phone (home 301-762-6726 or cell 703-869-6014).

Happy New Year!

Gene Silverman

Winter 2013  
**Yoga Classes**

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Barbara Quinn @ 301.294.6090 or email [barbara@barbaraquinn.com](mailto:barbara@barbaraquinn.com)

## ARCHITECTURAL CONTROL

### ACC applications approved

Install new front doors at 16 Welwyn Way.

Install new front doors and three new windows on the rear of the home at 224 NME.

Install Certaineed Main Street vinyl siding at 8 Tapiola Court.

# RIGHT IN YOUR NEIGHBORHOOD

## Recycle your old electronics

If you received a new cell phone, digital camera or computer for the holidays and want to dispose of your old models, the City of Rockville will collect them for recycling by appointment.

To schedule an appointment, call 240-314-8568 Monday through Friday between 7 a.m. and 3 p.m.

Examples of items that may be recycled are:

- Camcorders, digital cameras
- Cell phones and chargers
- Computers, monitors, printers, copiers, scanners and calculators
- Cords and cables
- Small electronic appliances and toys
- Televisions, video cassette recorders, CD and DVD players (limit 3)

For more information visit [www.rockvillemd.gov/recycling-refuse](http://www.rockvillemd.gov/recycling-refuse).

## Round-the-Clock Online Permitting Coming Soon

Rockville residents who face a weekend or holiday home emergency, such as a furnace or air conditioner needing replacement or sewer or water issues, will soon be able to point their contractors to Rockville’s new online permitting system.

The online application and approval process will be available 24 hours a day, 7 days a week, starting early this year. The new system, which cost \$28,000, was funded in the FY12 City budget.

City staff is currently testing the new system, which will be an ongoing effort that will start with simple permits and may include more complex permits as time goes on. Certain electrical,

plumbing and mechanical permits will initially be available to contractors for application and issuance online.

Rockville encourages residents to help get the word out to their contractors. City staff will be reaching out to contractors through the license renewals process and by notifying trade organizations. Only contractors are permitted to perform work with gas or electrical systems where the service or service cable is involved.

Information on the new online permitting system is available on the City’s Inspection Services Division web page, at [www.rockvillemd.gov/isd](http://www.rockvillemd.gov/isd) or by calling 240-314-8240.

## Rockville Police Program collects cell phones for residents

Don’t throw away your used cell phone; donate it to a good cause. The Rockville City Police Department’s Victim Assistance Program is seeking donations of used cell phones and chargers for community members in need.

The donated phones will be distributed to victims of domestic violence and seniors and may only be used to call 911 in case of emergency.

Donations are tax-deductible and a letter of contribution will be provided on request. Drop off donations at the Rockville Police Department headquarters, 2 West Montgomery Ave, to the attention of Diane Charles, victim advocate.

For more information contact [dcharles@rockvillemd.gov](mailto:dcharles@rockvillemd.gov) or 240-314-8917.

## FOUND

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## 2013 Budget approved at the January 3, 2013 Board meeting

### 2013 BUDGET—OPERATING INCOME

	<u>2012 BUDGET</u>	<u>2013 BUDGET</u>
DETACHED HOMES DUES	187,108	192,256
TOWNHOUSE DUES	189,128	194,276
NON-RESIDENT DUES	18,700	18,150
INTEREST ON OPERATING INCOME	-	
STORM WATER MGMT. FEE	7,810	11,158
MONTGOMERY CTY.—CCOC FEE	1,152	1,152
CLUBHOUSE RENTALS	3,540	4,000
GARAGE RENTAL	798	820
POOL GUESTS	1,475	1,375
NEWSLETTER INCOME	1,000	600
DIRECTORY INCOME	350	350
LATE FEES	725	1,000
OTHER	685	750
SUBTOTAL	<u>412,471</u>	<u>425,887</u>
DETACHED HOMES—RESERVE CONTRIBUTION	(31,620)	(32,402)
TOWNHOUSE—RESERVE CONTRIBUTION	<u>(40,267)</u>	<u>(41,301)</u>
<b>TOTAL</b>	<b>340,584</b>	<b>352,184</b>

**2013 BUDGET—EXPENDITURES**

	2012 BUDGET	2013 BUDGET
<b>ADMINISTRATIVE</b>		
SALARY	38,155	38,155
2012 BONUS	4,500	4,200
SOCIAL SECURITY TAX	3,165	3,165
TAXES—CORP/UNEMPL/PROP	98	788
STORM WATER MGMT. FEE	9,919	12,454
MONTGOMERY CTY.—CCOC FEE	1,536	1,152
INSURANCE	29,000	32,906
UTILITIES/PHONE & ELEC	5,000	4,500
ADMIN EXPENSES	3,000	3,000
PRINTING & DELIVERY	2,000	2,000
PROF. SVCS/LEGAL & ACCT	10,000	10,000
ENTERTAINMENT	4,500	4,500
WRITE OFF FOR BAD DEBT		
COMPUTER	2,000	1,500
SUBTOTAL	112,873	118,320
<b>CLUBHOUSE &amp; TENNIS</b>		
UTILITIES—PHONE/GAS/ELEC	11,400	8,450
CH EXPENSES—PEST/ALARM/CLEAN	3,050	3,750
CH SUPPLIES	1,100	1,500
TENNIS	760	
SUBTOTAL	16,310	13,700
<b>POOL</b>		
POOL MANAGEMENT	45,838	47,000
SWIM TEAM	7,200	7,200
FEES/LICENSES	1,200	1,500
WATER	3,610	3,600
POOL SUPPLIES	6,195	5,200
POOL REPAIRS	7,195	7,200
SUBTOTAL	71,238	71,700
<b>LAKE</b>		
ELECTRICITY-LAKE	4,200	3,500
FISH/CHEMICALS	5,000	5,500
LAKE/FOUNTAIN REPAIRS	600	600
SUBTOTAL	9,800	9,600
<b>MAINTENANCE</b>		
LAWN CONTRACT	43,598	44,034
CONTRACTED MAINTENANCE	2,500	6,500
MAINTENANCE EXPENSES	1,265	2,000
SNOW REMOVAL	24,000	24,000
TREE REMOVAL & REPLACE	30,000	30,000
LIGHTING MAINTENANCE	7,500	7,500
VANDALISM		
LANDSCAPE MAINTENANCE	10,750	12,415
LANDSCAPE PROJECTS	10,750	12,415
SUBTOTAL	130,363	138,864
<b>GRAND TOTAL</b>	<b>340,584</b>	<b>352,184</b>



**We Want You to Know About**  
***The MONTGOMERY COUNTY COMMISSION ON COMMON***  
***OWNERSHIP COMMUNITIES***

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium and homeowner associations, and in housing cooperatives, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the County created the Commission on Common Ownership Communities. The Commission operates under the authority of Chapter 10B of the County Code.

The Commission has 3 basic duties:

***Education:*** the Commission provides free information to both members and to governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association and to avoid complaints. Among other tools, it offers a "Manual and Resource Guide" for boards of directors, and detailed information on architectural control, assessments, and meetings. It publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will also speak to communities and their boards on request and welcome invitations to do so.

***Legislation:*** the Commission advocates for common ownership communities concerning proposed laws and regulations at the local and State level.

***Dispute resolution:*** the Commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The Commission is composed of 15 volunteers who are appointed for 3-year terms. 8 members must be residents of common ownership communities and the other 7 must be professionals who work with the communities, such as property managers, lawyers, developers and realtors. Every Fall, the County publishes a request for applicants to the Commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at [www.montgomerycountymd.gov/ccoc](http://www.montgomerycountymd.gov/ccoc). If you have questions, CCOC prefers to be contacted by email at: [CCOC@montgomerycountymd.gov](mailto:CCOC@montgomerycountymd.gov). To receive information by email about CCOC news and events, sign up for them by going to [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov) and following these links: 1. "I Want To;" 2. "Register, reserve, enroll;" 3. "eSubscription;" 4. "Create an Account;" 5. "Consumer Protection;" 6. "CCOC."



# TITAN TREE CARE

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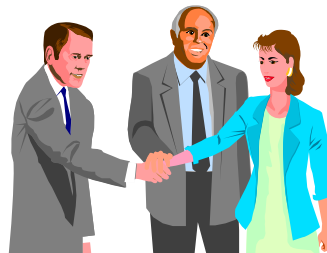
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**HERE'S TO 2013!!!**

