



**“Our Grand View”
October Community Newsletter**

October 12, 2017

A Letter from the President of the GRV BOD, Heather Morse



Heather Morse

Hello Neighbors,

Grandview Estates recently held its annual meeting on September 20, 2017. Elections were conducted at that meeting and a new Board of Directors (BOD) was elected. My name is Heather Morse and I am your new President. I am joined by Quinton Campbell, your new Vice President, and Larissa Etwaroo, who is returning as your Secretary/ Treasurer (you will find our brief bios at the end of the newsletter).

My commitment to you is to keep you updated about what is happening in our community and to take into account all perspectives of our community. The BOD will be meeting in person monthly and we invite you to attend to provide input and to listen to what we are working on (dates TBD). We will be putting out a newsletter each month via email to keep all members of our community updated. We have also set up a Facebook page for all residents to stay connected and communicate with each other. You can find details about how to join the group below. You also don't have to be an owner to join! We invite all residents to join the Facebook group to stay up to date and communicate with our community. We have also established an email address so that you can directly communicate with us, grandviewstatesboard@gmail.com I am excited to help make positive change in our community, and I look forward to meeting more with you in the coming months.

Upcoming Projects and Critical Priorities

- **Reserve Study:** The reserve study is complete and the Board will meet with the firm to review and discuss next steps moving forward. We will highlight significant findings soon after.
- **FHA:** The FHA certification is being renewed by Q1 and we will notify you once it is complete.
- **Audit:** Our 2016 audit is being completed and we will let you know when it is done.
- **Community Forum:** The Board set up a private Facebook page for both owners and renters so that we are all able to communicate with each other as needed and keep each other apprised of what is happening in our community. Join our new community forum today:
<https://www.facebook.com/groups/130672104242494/> OR search Grandview Owners and Renters.
- **Water Issue:** There is extensive work and investigation being done to explore the issue of our high water bills. Q1 and Legal will continue to work with DC Water and DCRA to seek answers and a potential remedy.
- We are finalizing the 2018 budget and will have it to you when it is complete.

Call for Committees

There are certain committees that we would like to create, which include:

- 1) the Landscape and Beautification Committee;
- 2) the Safety Committee; and
- 3) the Social Committee.

HOA committees assist Board members by addressing specific community issues and tasks and serving in an advisory role for the benefit of the community. As a general rule, they gather information, assess problems and recommend solutions to the Board.

Committees also involve more shareholders in the governance process, resulting in a stronger, more inclusive community. In an effort to include more members in improving our community, please consider joining one of these committees and email grandviewstatesboard@gmail.com, if interested.

Important Dates

- **October BOD Monthly Meeting** : Wednesday, October 25, 2017, 6:30pm
- **November BOD Monthly Meeting**: Wednesday, November 29, 2017, 6:30pm
**The meeting location for these two dates is 1336A Talbert Ct, SE. **
- **Halloween at GRV**: Tuesday October 31, 6:30-7:30pm, GRV Parking Lot.

The BOD will host a gathering with light refreshments/beverages and a candy give-away for children and treats for the furry children in our development. Please bring your children and pets so they can stash away some goodies and get off to a good start on their trick or treating. Don't be afraid to dress for the occasion!

Enclosed you will find two sheets of paper – you will select one to post on your door for Halloween. One will show that you are participating in candy give-away for trick or treaters, and the other will show that you are not participating. This will allow parents and youth in and outside the community to know where they are welcome for treats. Please take your signs down and dispose of them when the evening is over. This is not mandatory, just an option we want you to exercise if you wish.

If you are interested in adding events to the newsletter, please email your event suggestion to grandviewstatesboard@gmail.com.

Your Feedback Is Important

In order to better serve our homeowner and residents, and improve our community, we would like regular feedback. We want to know how you feel about your community, how we can improve the quality of life in our community, and any suggestions you have for the board. Email us at: grandviewstatesboard@gmail.com.

The Board will be conducting a survey to assess our collective community priorities, and help us better understand your needs and concerns. You will be able to complete the survey later on this month via surveymonkey – we will let you know when it's live.

Your new BOD is a collective unit and plan to operate with collaboration, integrity and transparency. In addition, we would like our owners and residents to contribute to this newsletter. If you have an op-ed (opinion editorial) piece, a story, recipe, restaurant/movie review, or anything you'd like to share, please email grandviewstatesboard@gmail.com.

Quality 1 Property Management

Phone: 240.770.5381 | **Fax:** 240.260.0755

Email: office@quality1propertymanagement.com

To enter a maintenance request: <http://quality1propertymanagement.com/properties/grandview-estates/>

Mailing Address:

12138 Central Avenue, Suite 863, Mitchellville, MD 20721

Physical Address:

9420 Annapolis Road #105, Lanham, MD 20706

Phone: 240.770.5381 | **Fax:** 240.260.0755

Email: office@quality1propertymanagement.com

Hours of Operation:

Monday – Thursday: 9:00 a.m. until 5:00 p.m. | Fri: 9:00 a.m. until 2:00 p.m. (closed Federal holidays)

After Hours Emergency phone number: 301.421.4966

Meet your Board of Directors



Heather Morse, Unit 1336A – 2 year Term

Heather and her husband, John, have lived in Grandview since 2015. She is the Chief of Staff at a labor union and a Flight Attendant by trade. Heather writes a wine & travel blog with her husband and volunteers for an animal rescue in her



Quinton Campbell, Unit 1308A – 3 year Term

Quinton lives with his daughter Lola, a gorgeous baby pit bull terrier. He has lived in the DMV area for over a decade and in Grandview for almost 3 years. He works as a Cyber Security consultant.



Larissa Etwaroo, Unit 1304A 1 year Term

Larissa and her husband Alex have been Washingtonians for almost a decade and have lived in Grandview for 3+ years. She currently works for the District Government as Program Analyst for Workforce Development in the Green Economy.