



WINTER EDITION COVERING JANUARY – MARCH 2026 BROWNSTONES NEWSLETTER

Introduction

We are pleased to announce the launch of our new quarterly Brownstones Community Newsletter. This publication is designed to keep you informed about important updates, upcoming events, volunteer opportunities and the many exciting developments happening in our Brownstones Community.

Our goal is to create a newsletter that is not only informative but also reflective of the interest, needs and voices of everyone in our community.

As part of the news letter we will introduce you to new homeowners and highlight milestone occasions including birthdays, anniversaries and special occasions.

Please send your ideas and input to our editorial team at brownstones.newsletter@gmail.com. Your input helps ensure our newsletter serves everyone's interest.

Thank you for your support and enthusiasm as we embark on this new endeavor together. We look forward to building an even stronger, more connected and informed community with your help.

Peter Cannito & Elliot Rosenzweig, Co-Chairs

Need a plumber or an electrician? Have a question regarding your refrigerator or HVAC system?

That's what the-brownstones@googlegroups.com is for. If you are not participating in our chat group, contact John Waterston at john.waterston@gmail.com to make sure that you are registered.

Property Manager:

First Service Residential
6700A Rockledge Drive
Suite 110
Bethesda, MD 20817
1-800-870-0010

Association Manager
Alvin Southern

al.southern@fsresidential.com

Brownstones Board of Directors
President: Tom Liberti
tj12513@gmail.com

Vice President: John Waterston
john.waterston@gmail.com

Secretary: Elliot Rosenzweig
elliotr516@gmail.com

Treasurer: Perry Sandler
plsandler48@gmail.com

Members at Large:

Peter Cannito
cannitopete@gmail.com

Richard Johnson
riskreports@gmail.com

Erico Silva
ericosilva.net

Committees

Architectural Review (ARB)
John McLaughlin
jtmcl98@gmail.com

Landscaping Committee Chair
Richard Johnson
riskreports@gmail.com

Social Committee (BSC) Co-Chairs
Peter Cannito & Elliot Rosenzweig
cannitopete@gmail.com
elliotr516@gmail.com

COMMENTS FROM OUR BOARD PRESIDENT TOM LIBERTI

As we prepare to close out the year, the Board of Directors is pleased to share several meaningful accomplishments from 2025. Each of these projects reflects our ongoing commitment to enhancing the comfort, appearance, and long-term value of our community amenities.

Pool Enhancements

This year, we approved and had installed a pool heater designed to keep the water at an inviting 80-85 degrees at the start of the season and into the extended swimming period. This addition will help residents enjoy the pool earlier in the spring and into the late summer. A new vinyl fence, has been selected to complement the surrounding space of the pool heater, and will be installed to complete the project and improve the visual appeal of the pool area.

Clubroom Kitchen Renovation

We completed a thoughtful renovation of the clubroom kitchen, ensuring the space is more functional and welcoming for resident use and community gatherings. The upgrades include new wall cabinets, lower cabinets, and refreshed cabinet fronts, all providing improved storage and amore modern look. A full-size refrigerator with an ice maker was also added, making the kitchensignificantly more convenient for events and daily use.

Outdoor Furnishings

To enhance the comfort and usability of our outdoor spaces, the Board approved the purchase of two new patio tables and eight chairs with removable cushions. These additions help create more inviting seating options for residents and guests enjoying the clubhouse patio area and pool surroundings.

Landscaping Improvements

Most recently, we completed a landscaping renovation around the clubhouse and pool area. These updates were designed to refresh the overall appearance of the grounds and to create a cleaner, more polished environment. The new plantings and design improvements will mature beautifully over time and contribute to a more vibrant community atmosphere.

The Board is proud of the progress made this year and grateful for the continued support of our homeowners. We remain committed to maintaining a high-quality living experience at the Brownstones at Park Potomac and look forward to building on this momentum in the coming year.

INTRODUCING OUR NEW ASSOCIATION MANAGER

This note is to introduce myself as your association manager for the Brownstones at Park Potomac HOA. While, I have met a few homeowners as I made my rounds in and around the neighborhood, this is a formal introduction.

I am Al Southern; a native Washingtonian, I love all things DC. A proud husband, father and grandfather. I am a dedicated fan(atic) of the Nationals, Skins (Commanders), and Caps. While I am new to First Service, I am not new to the industry as I have over 15 years of experience in various roles of property management in the DMV.

At the direction of the Brownstones Board of Directors, I'll be your dedicated point of contact for all Brownstones at Park Potomac HOA property management related matters and responsibilities. This includes all common area maintenance requests, Architectural Review, Board applications, parking issues, as well as general inquiries and support.

I look forward to working with the Brownstones BOD and committees to ensure a safe, enjoyable and well-maintained living experience. You may contact me by email at al.southern@fsresidential.com or via desktop on 301.495.4170.

I look forward to seeing you in the community.

Sincerely,

AL SOUTHERN, CMCA, AMS
Portfolio Manager

Message From First Service Residential

As you all know, FirstService Residential was selected by your board as the association management partner for The Brownstones at Park Potomac Homeowners Association Inc.

Your management team may be reached via email at al.southern@fsresidential.com.

Residents are also encouraged to call the 24/7 Customer Care Line on 800-870-0010. Should there be a common area emergency related to fire, flood, or safety please contact FirstService Residential after notifying 911.

The role we play as an association management provider is something we take seriously. While managing your association requires a proactive business-like approach, we never lose sight of the fact that your community is comprised of owners, each deserving personal attention. We diligently focus on our mission to deliver exceptional service and solutions that enhance the value of every property and the life of every resident.

An important part of our commitment to delivering an exceptional resident experience is providing homeowners and residents access to your new Resident Portal, powered by FirstService Residential Connect™. Your community's portal is a one-stop shop for making online payments, submitting service requests, accessing association documents, and more.

Please visit <https://brownstonesatparkpotomac.connectresident.com/> and create your new account. You can also access the portal via the Connect Resident mobile app. This mobile app can be found in your app store.

Below are video tutorials for our Connect system.

General Overview of Resident Portal:
<https://youtu.be/gwF3c1JKTJA>

Registration Tutorial/Walkthrough:
<https://youtu.be/MibzmdNWWvs>

Submitting Architectural Modification Applications
<https://youtu.be/vJxLqeOBxMs>

Viewing Information about Amenities and making Reservations
<https://youtu.be/ET7gq9ePj-Y>

Resident Communication Preferences:
<https://youtu.be/SXiTYJCxYg8>

Opting in for the Resident Directory:
<https://youtu.be/yD-vD7SBEIc>

Submitting Service Requests:
<https://youtu.be/7FgbVsk5Tt8>

Owners with more than one account:
<https://youtu.be/Te2cQtabatA>

Architectural Review Board- ARB Community

John McLaughlin, Committee Chair
Ali Eghtesadi and,
Robert Hochberg

On our Brownstones website you will find the information regarding the ARB and the information regarding:

- Exterior Modification Rules and Regulations dated 2/6/2023 and listed on the website 2/25/25.

- You will find specific applications for various maintenance projects including:
 - Roof Replacements,
 - Windows and the Window Matrix of pre-approved windows,
 - Painting,
 - Deck Membranes
 - Composite Decking,
 - Doors,
 - Lighting,
 - Gutters and
 - Downspouts.

We use the Application process to help homeowners maintain the overall quality of their homes and maintain the architecture of the Brownstones.

Landscaping Committee

Richard Johnson, Committee Chair
John Waterston
Iva Li

As many know, the HOA is responsible for maintaining the landscaping throughout our community, both the common areas and the front yards of our homes. Watering the yards, however, is the unit owner's responsibility.

Landscaping in Progress



Traditionally, our landscaping committee selects community front yards in either the spring or fall, that appear in need of remediation. But this year, careful deliberation about that process and being mindful of our landscaping budget, caused us to move the remediation to the spring next year, 2026. We've already identified the yards needing next spring's remediation and have our landscaper's proposal, so we'll be ready to go in early spring, next year.

Landscaping Committee (cont.)

Another landscape project was identified this year. It was decided that the area around community center, including the clubhouse, pool and park, needed a major upgrade. That remediation began on November 24th and will be completed by the time you receive this report.

Next spring the landscape committee will again identify front yards requiring some level of remediation. When the board approves what the committee recommends, those yards will be scheduled for remediation in the fall, next year.

The community's investment in yard and common area remediations every year is significant, but the goal is to keep our landscaping in first class condition. One thing homeowners can do to help that effort is to water their front yards on a regular scheduled basis. This year we had a very hot and dry summer season. The impact on our landscaping was very noticeable. You can help by hooking up a hose in front of your home and use it to water your yard on a regular basis, keeping your plants healthy.

Financial Report

Perry Sandler, Treasurer

Financial Condition of The Brownstones at Park Potomac, Inc.

For the ten months ended October 31, 2025, our net profit is \$31,543 versus our budget for the same period of a loss of \$59,777. The budget for November and December reflects a net profit of \$2,395.00. We are likely to report a net profit for the year ending December 31, 2025. The largest difference between our actual results and the budgeted amounts relates to less expenditures on landscaping. However, that variance is likely to reverse in 2026. Our balance sheet reflects a Replacement Reserve of \$752,654. The Replacement Reserves represents funds collected and set aside for prospective improvements to our infrastructure. Our covenants require us to set aside funds for any improvement contemplated in the 50 ensuing years. Our balance sheet also reflects a contingency reserve of \$91,041. The contingency reserve is for the purpose of paying for any unforeseen catastrophic expenses. Additionally, we have accumulated profits of \$477,100.

As members of The Park Potomac Master Association, Inc., along with The Perry, The Park Potomac Homeowners Association Inc. (the condos), and the commercial properties, we pay dues to that association. For calendar 2025, the budgeted amount of dues from our organization was \$47,000. Since it is contemplated that Montgomery County, MD will take over the remaining roads in our community in the Spring of 2026 (Park Potomac Ave and the remaining portion of Cadbury Ave) as well as the landscaping on those streets, at some point in 2026 our dues should decrease substantially.

Our association is in good financial condition.

SEWER LINE BLOCKAGES

Information Provided by Richard Johnson

In recent years, there have been six known cases of sewer line blockages in our community, caused by tree roots growing into the homeowner's sewer lines.

The first evidence of this problem for a homeowner is the backup from the first-floor toilet. These backups cause considerable damage to the first-floor area in these homes.

Locating the source of this problem requires hiring a plumber to use a video imaging camera to locate and then clear the blockage, an expensive process.

But it doesn't end there, because the tree root incursion means there is a break somewhere in the line allowing roots to grow into it. Unless the break is repaired, the tree roots will again grow into the line causing another blockage at some later time.



WSSC is the agency that maintains sewer lines in Montgomery and Prince Georges Counties. When one of these tree root sewer line blockages occurs, WSSC will be called upon to determine if the blockage is on their side of the sewer line, or on the homeowner's side. In October there were two sewer line blockages along the same street facing the Perry. WSSC determined that one of them was on their side of the line, and accepted responsibility to excavate and repair the line.

The blockage on the other one was found to be on the owner's side of the line, causing the repair to be the homeowner's responsibility. The cost of a private plumber to excavate and repair the sewer line is in the range of \$5,000 - \$6,000. Such repair costs are not covered by homeowners' insurance.

In conversations with WSSC about these tree root blockages, they offered a suggestion for a proactive measure homeowners could take to potentially avoid such a blockage. They suggested using ROOTX, a chemical homeowners can pour into their sewer line that might kill off any developing roots. They suggest adding the chemical at least twice during every twelve month period, in a hopeful effort of avoiding any potentially developing tree root growth in their lines. They were careful to make the point that this effort cannot be considered a guaranteed solution, rather offered it as one available prudent proactive effort a homeowner might care to make.

Homeowners might wish to investigate the value of following what WSSC has suggested, using either ROOTX, or some other similar types of chemicals, advertised for such use.

The information presented here is not offered by The Brownstones at Park Potomac Homeowners Association as a solution to these potential tree root problems. The information is offered only to make homeowners aware of the experiences some homeowners have encountered and the information WSSC has shared about the issue. Homeowners who want to learn more about what they can do for their own protection, should consult with a plumber, and contact WSSC for more information about this subject.

MARK THESE DATES IN YOUR CALENDAR

January 2026

Friday	01/02/2026 New Year's Day Recycling "Slide Day"
Tuesday	01/12/2026 Brownstones Book Club Meeting
Tuesday	01/20/2026 Brownstones Board of Directors Meeting
Friday	01/23/2026 MLK Recycling "Slide Day"

Calendar (cont.)

February 2026

Friday 02/20/2026 President's Day Recycling "Slide Day"

March 2026

Tuesday 03/17/2026 Brownstones Community Annual Meeting and March Brownstones Board of Directors Meeting

Getting Ready for the Winter Weather



During these snowy winter months, the Board of Directors, in consultation with our landscaping company Shorb Landscaping, will take the following precautions:

- ❖ When necessary, we will put brine on the streets before a predicted snowstorm.
- ❖ We will treat the sidewalks and stoops with magnesium chloride so that you will not track salt into your home.
- ❖ We will take every precaution possible to make sure that we keep you and your family safe but also allow you access whenever you leave your home

SOCIAL COMMITTEE

Our summer was highlighted by the following Brownstone Events:

- ❖ 05/25/2025 Opening Luncheon catered by Attman's Deli
- ❖ 08/10/2025 Kabobs and Conversation catered by The Big Greek Café
- ❖ 09/14/2025 Abbondanza catered by Mama Lucia
- ❖ 10/19/2025 Fall Brunch catered by Attman's Deli

*Thanks to the members of the
Brownstones Social Committee
Shown left to right*

- ❖ *Peter Cannito*
- ❖ *Gina Talamona*
- ❖ *Devora Zack*
- ❖ *Phyllis Scalettar*
- ❖ *Elliot & Judi
Rosenzweig*

Also, BSC Members:

- ❖ *Randy Barber*
- ❖ *Nancy Gossett*



Fall Brunch 10/19/2025

The weather was perfect. The food was delicious & everyone enjoyed being with our friends and neighbors for our Fall Brunch.



With our remodeled kitchen, the BSC can provide a variety of new events. The new kitchen may be an incentive for additional party rentals.

One final note: In order for the Brownstones Newsletter to be successful we need your input. Please consider writing an article that would be of interest to our community. For our Spring Edition covering April, May and June please provide us with birthdays, anniversaries and other milestone occasions that you would like to share with your friends and neighbors. Questions and suggestions should be directed to brownstones.newsletter@gmail.com.

On behalf of Tom Liberti and the Board of Directors, we would like to wish you and your family Happy Holidays and a New Year filled with good health and joy.

*Peter Cannito &
Elliot Rosenzweig*
Co-Chairs

