



HOA Board May 2026

Parking lot restriping: Wow! Did you notice the new paint job on the parking lot? Bigger stripes and letters and nice yellow curbs. This was done to help on those rainy nights when it's hard to see the space to park. Thank you, everyone, for taking the time to remove your cars for the crew. We know it's a pain to do, but once every 10 years or so we need to put paint down.

New trees: We hope everyone noticed the new trees behind the Dorsey Estates sign. They are skinny for now but will grow to be 20-30 feet tall and 15 feet wide at the base. Thank you to Marco for taking on the job of watering them twice a week till the fall.

Resident emails reminder: There are several residents whose email addresses we don't have. This information will be used to communicate important information, such as clearing the parking lot. Email addresses are needed from 11535, 11537, 11538, 11543, 11553, and 11558. Please contact the board via our email address listed below.

Pet owners reminders: In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

White trash bags: Why is it so hard to NOT use white trash bags? Once the animals come and tear them apart, I'm sure you'll want the board to address it. How about you stop now so we don't have to deal with rats and other animals we don't want around our homes and kids.

Again, I want to thank the board members for their hard work in keeping Dorsey Estates a home where everyone wants to live.

Robert Utley
President of Dorsey Estates HOA Board

Board Contact Information:

Dorsey Estates Board
23 Firstfield Rd. Unit 3092
Gaithersburg MD 20885-7504

website: www.dorseyestates.org
email: debod@dorseyestates.org



HOA Board April 2026

Parking lot restriping: Very soon we will be restriping the parking lot. This includes repainting the yellow curbs and the tow-away zone, and enlarging the lettering in the visitor space. Once we have a date, you will be told and asked to remove all cars from the lot for that day. We asked for a two-week notice. We expect it will take about six hours to get the job done, but we will know more once we are given a date.

Resident emails: There are several residents whose email addresses we don't have. This information will be used to communicate important information, such as clearing the parking lot. Email addresses are needed from 11535, 11537, 11538, 11543, 11553, and 11558. Please contact the board via our email address listed below.

Installation of new trees: The board has voted to install five Nellie Stevens holly trees behind the Dorsey Estates sign. These trees will be in addition to what is there now; we will NOT be removing any bushes. These trees will mitigate the noise from Clopper Road and from the intersection with Longdraft Road. They should grow to about 25-30 feet tall and span 15 feet, so they are not monster trees.

City to monitor: There are still some residents using white trash bags outside a trash can for trash pickup. The city is monitoring this and will address violators.

At the same time, the city has stepped in to address the issue of residents putting yard waste/leaves on someone else's property. The city is continuing to monitor the community.

White Camaro: We are looking for your help to let the board know which resident this car belongs to. See photo on the back. If we cannot identify the owner, starting May 15, 2026 we will tow if it is found in a visitor parking space. We want to thank everyone who has contacted the board about violations to visitor parking spaces. This has been a big help to allow genuine visitors to use the spaces once again.

Pet owners: In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

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HOA Board March 2026

Looks like spring is trying to get here, and one resident wants to help it along. A request for cleaning the tot lot equipment was made and will be scheduled soon. Look for flyers with the date and times to help. Thank you to all who help improve our tot lot.

We are starting the process of addressing the missing trees by the entrance of Dorsey Estates. We hope to have some trees in the next couple of months. At the same time, we are looking into low-light grass (grass that can survive and thrive with limited or indirect sunlight) for the tot lot. We would like to see more green than brown on the ground there.

HOA fees are due again—in April for Q2. The fees are \$185.77, payable with a check mailed to the HOA address below. Or you may use our web site (www.dorseyestates.org) if you want to use a credit card or debit card.

The City of Gaithersburg has addressed some issues with moving yard waste/leaves to either the HOA common ground or neighborhood property. They will address residents who place their trash or recycle cans outside their fenced-in yard on HOA common ground. Both are violations of city codes.

The City will address **small WHITE trash bags** that one resident is still using. Yes, this is a violation in case anyone must be told.

The police will address any car parked in our parking spaces that is in disrepair. This includes but is not limited to flat tires, expired tags, no tags, missing headlights, and missing body parts. Our parking lot is not a junk yard.

In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

We have 49 homes in Dorsey Estates; the above violations are caused by 6 residents.

Remember our entrance is for 2 cars, please make sure when you enter or leave there is room for another car to pass by.

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HOA Board February 2026

Did you see them? We now have our Neighborhood Watch signs on display; one is located on the stop sign coming into Sullnick Way, and the other is located at the top of the hill on the streetlight post on the left. Now that we have these signs, in some cases you can lower your homeowner's insurance cost. Even if your insurance company does not lower the cost, it's good to know that crime is much lower on Sullnick Way than in the surrounding developments, thanks to your local Neighborhood Watch group.

Residents who park in visitor parking for even 5 minutes can expect to receive a \$100 fine in the mail. The parking policy is posted on our web site (dorseyestates.org). It's important you know the rules and follow them. Thank you to everyone who identified the cars in the last newsletter. As we collect the identities of other residents in visitor parking we will post them in the newsletter.

In Gaithersburg, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions. Fines for violations are enforced by animal services: 301 279 8000, option #2, 8am till 7:45pm Monday–Friday. The recent snow shows we have a huge issue with this, not only in the tot lot but also in the common area by our sign. Violators have been reported to animal control. Be responsible and respectful to your dog and neighbors.

White trash bags have appeared again. I won't repeat what Forrest Gump said, but it appears to be true. Don't set white trash bags out for trash pickup. White trash bags must be in a can, not next to it.

We are looking into grants to pay for some trees to put around our entrance to help reduce street noise and wind in the community.

Again, I want to thank the board members for their hard work in keeping Dorsey Estates a home where everyone wants to live.

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HOA Board January 2026

HOA fees are due this month. Remember, the new fee is \$185.77. Payment booklets were sent to every homeowner, so you can use yours as a reminder. The HOA accepts checks mailed to the address below, and you can use our web site for credit card payments. The web link is below.

Asking residents to not use visitor parking for parking their third cars isn't working. The board has agreed to start fining visitor parking violations at \$100.00 for each offense. **Starting February 1, 2026, the cars pictured on the back of this letter will be towed.** Should you see a violation, please take a photo of the car, send it to the board, with the house number if you know it, and a fine will be issued. Keep in mind, college students home for the holiday are not visitors. Also, parking in one visitor space for 24 hours then moving to another visitor space for another 24 hours is a violation. You will have to find parking after 24 hours, but not another visitor space.

Should we get snow this winter, there are a few things to remember: Please clear your sidewalk within 24 hours of the end of snowfall. If you clear your parking space, please DON'T put the snow in the street. That will delay the clearing of our street. DON'T put snow in a neighbor's parking space without their permission. This goes for leaves and trash too. Yes, residents are doing this. Sweeping leaves to the other side of the street on city or HOA property is wrong. Put your leaves in bags and set out the bags for trash pickup. Again, don't make your trash or snow someone else's issue.

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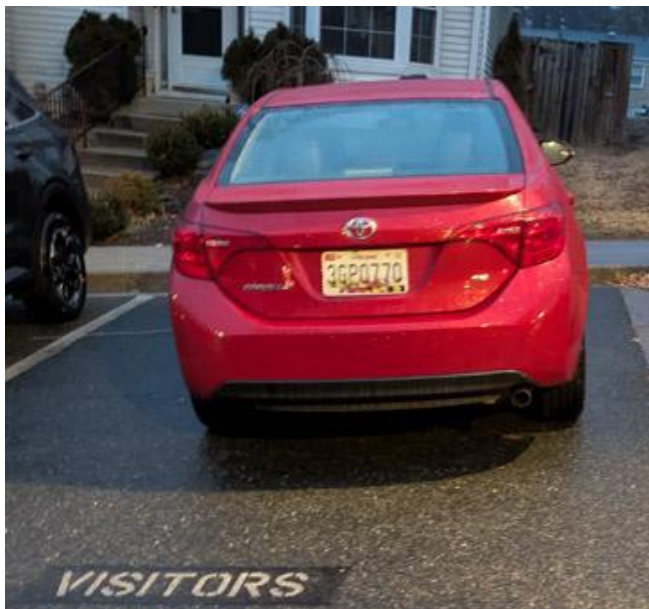
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Starting February 1, 2026, these cars will be towed if found in visitor parking spaces. If you know the address of these cars please let the board know.

Car #1 plate number 3GP0770



Car #2 plate number A389476



Car #3 plate number 5CZ0532