



# The Management Group Associates, Inc.

A FULL-SERVICE PROFESSIONAL PROPERTY MANAGEMENT COMPANY

November 12, 2025

## Dear Park Overlook and Mallard Cove Neighbors,

We are asking YOU to vote on an important safety issue for our neighborhood.

Many residents have reported concerns about speeding, as well as an increase in traffic from drivers who do not live in our neighborhood. One speeding incident destroyed community property, costing our HOA thousands of dollars. In response, the Park Overlook HOA Board asked the Montgomery County Department of Transportation (MCDOT) to conduct a traffic study.

### How bad is the problem?

The study confirmed that, while many drivers stay close to the 25-mph limit, a significant number are speeding dangerously—some as high as 136% above the limit. The loop invites race-track behavior, and the blind curve near Blueberry Hill is especially hazardous for pedestrians. This puts our children, senior citizens, disabled neighbors, and pets at real risk.

### What can be done?

MCDOT has recommended installing speed humps along Needwood Road. (Speed “humps” have flat tops and are lower than traditional speed “bumps.”) Our HOA held a community meeting on August 7, 2025, to discuss the proposal. MCDOT’s original proposal called for nine (9) speed humps, but after carefully considering residents’ feedback, the Board asked for a revised plan. The new plan reduces the number of speed humps and relocates them strategically for maximum safety. There is no cost to residents or the HOA. The Board approved the revised plan, which now requires a final community vote.

### What happens next?

We have 90 days to obtain approval signatures from the majority of residents of both Park Overlook and Mallard Cove.

### What can I do?

Vote today! On the enclosed Official Resident Concurrence Form, mark “I Support”. Mail the form for free using the self-addressed, stamped envelope.

Everyone who returns a signed form, regardless of their vote, will be entered in a blind drawing to win a \$50 Home Depot gift card.

### What happens if I don’t act?

MCDOT counts your household as “I Oppose.”

Please note that TMGA may be deemed a debt collector. Any information obtained from communication with our office may be used for that purpose.

20440 Century Boulevard • Suite 100 • Germantown, Maryland 20874

Phone: (301) 948-6666 • Fax: (301) 948-6663

E-Mail: [tmgainc@tmgainc.com](mailto:tmgainc@tmgainc.com) / Website: [www.tmgainc.com](http://www.tmgainc.com)



### **Can I sign if I'm renting?**

Yes, renters can sign as well as owners. If we receive multiple forms for the same address, they count as one household.

### **How else can I help?**

Your neighbors are excited about this initiative! They have offered to go door-to-door to deliver forms to homes that may not have received them by mail. If you would like to help, email [jeffrey.s.reznick@gmail.com](mailto:jeffrey.s.reznick@gmail.com).

### **Where can I learn more?**

Visit [www.parkoverlookhoa.com](http://www.parkoverlookhoa.com) or use the QR code to access the webpage dedicated to this initiative. There you will find:

- FAQs from the Community Meeting
- MCDOT Speed Hump Plan & Fact Sheet
- Video of a speeder smashing into Park Overlook mailboxes
- Progress updates on this initiative
- Sign-up for more neighborhood news & events



If you have questions, please email Tina at [tburks@tmgainc.com](mailto:tburks@tmgainc.com).

Thank you for your time. Together, we can make Park Overlook and Mallard Cove safer for all of our families.

Sincerely,

**The Park Overlook HOA Board**

(Your neighbors: Steve Koster, Donna Johnson, Tami Kiley, Carol Duvall, Marlon Martinez, Ben Hong, Carolyn Coleman, Chrissie Holtzer)

**¿Desea leer esta carta y otra información en español? Envíe un correo electrónico a [jeffrey.s.reznick@gmail.com](mailto:jeffrey.s.reznick@gmail.com).**