



# Homeowners Moving Forward

## March – April 2014



### From the HOA Board

Spring is on its way after a long, harsh winter. The HOA Board is looking forward to the final transition expected to occur this year. As the final lots are sold, the builder Centex-Pulte, will relinquish control over the community. In the meantime, the HOA Board remains committed to ensuring our community maintains the highest standards of architectural integrity. This safeguards the investment each of us has put into our homes and keeps our neighborhood clean and maintains a uniform appearance.

Attend the next HOA Board on Thursday, 17 April, 7:00 pm at the community clubhouse.

The Board will conduct spring inspections in the coming weeks. Home owners are reminded it is not the intent of the Board to issue violation letters or fines; please look around your homes remove and repairs items that do not conform with the community standards. Some common types of violations that are often noted include the following (please see the Architectural Guidelines for additional information)

- Trash bins should be stored out of sight from street view (page 16)
- Grills can only be stored in the rear of the lot; they are not to be stored in driveways or on front porches. (page 10)
- Basketball hoops may only be positioned on the side of the driveway. Basketball hoops cannot be left in an upright position during the night hours. (page 7)
- Vehicles in obvious state of disrepair such as broken windshields, flat tires, and lapsed registration cannot be maintained on the driveway or in front of the residence. In addition, recreational vehicles cannot be stored in driveways or in front of the home– this includes boats, RVs, campers, and other watercraft. In addition, commercial vehicles are also not permitted on the lot or in front of the residence. (page 17)
- Dogs must be leashed, animal waste picked up, and dog barking kept to a minimum so as not to disturb other neighbors. (page 8)

### COMMUNITY INFORMATION & REMINDERS

S-L-O-W D-O-W-N – Cars are driving at high rates of speed as they enter and exit the community. Although our roads seem wide, this is a community and safety should be the priority for all. Check your speed as you get in your car and take your foot off the gas. Slow down and protect our pedestrians, bicyclists and children.



County law prohibits flyers or advertisements on community sign posts (such as stop signs, neighborhood watch signs, or other sign-posts.) If you have a sign, please remove it. Signs are not permitted on homeowner lots, other than For Sale signs (page 12 Arch Guidelines).

The Board petitioned the County and State for a sound barrier installed along route 5 and Accokeek road. The Board also requested mature trees be planted to absorb the traffic sound. The State Highway Administration (SHA) determined from sound testing that our community was not eligible for the Sound Barriers because the noise along Route 5/Accokeek Rd did not meet the threshold of 66 decibels noise. SHA determined the noise level at this intersection is 61 decibels.

The County will conduct a walk-through of the common areas mid-April to early May; trees have a one year warranty from the developer.

Please remember that the roads are the responsibility of the county. During the snow storm in late January, it appeared the cul-de-sacs were not plowed; if this occurs again in the future homeowners are reminded to call 3-1-1 to report the problem. This can also be done on the PG County 3-1-1 website. The Board can be notified and will respond, but the notifying 3-1-1 directly is the fastest way to resolve the issue.



**Yard Waste Change:** The County introduced a new yard waste collection policy; homeowners can no longer use plastic bags for yard waste but are now required to use paper lawn bags to dispose of yard waste. A large funnel such as the one pictured below can be useful in dumping the grass clippings from the lawnmower bag into the paper bag. Once the grass is in the paper lawn bag, roll the top of the lawn bag down so the contents do not spill. Homeowners also have the option to put yard waste into a plastic trash bin. Yard waste collection is every Wednesday.



Our fountains will be turned on once the weather clears and warms up; the Board is anticipating this in late March to mid-April.



Pool Passes will be distributed to new homeowners after the HOA meeting on 17 April and during limited hours on 26 April, 10 May, and 17 May. Homeowners who need replacement pool passes will need to purchase them for \$15 per set. Cash or money orders will be accepted.



Our community continues to experience a low crime rate. These past months, as most months, we received a number of reports concerning stolen mail from the mailboxes. This is a wide-spread problem in our area

and not limited to our community. We recommend not leaving letters for mailing (with the flag up) in your mailbox, but to post these letters directly with the post office. In addition, promptly remove your mail once it is delivered.

## Spring Beautification



Spring is here! Take time to do your Spring cleaning-both inside and outside.

### 10 Tips for Sprucing Up Your Home

1. Wash and clean outside windows removing the winter grime. Hose off screens with water and use a mild soap detergent and gentle brush.
2. Clean out gutters – call in an expert to tackle the job.
3. Clean out the clutter and debris in the garage. Power wash the garage deck and the driveway.
4. Clean out dead leaves and debris from flower beds; prepare them for new fresh flowers, and add mulch to all tree and flower beds.
5. Ensure yard maintenance tools are in good working order; lawnmower blades are sharpened; tools are easy to retrieve.
6. Thatch and aerate lawns.
7. Add fertilizer, weed prevention treatment, and begin treatments to rid lawns of bugs and rodents.
8. Wash decks and outdoor furniture; re-stain as necessary.
9. Prepare vegetable gardens and plant seeds.
10. Re-caulk windows and doors; and fill in concrete cracks.

