

**Social Committee Meeting**

7 May, 7 pm  
Community Clubhouse

Help plan upcoming community events

May – Yard Sale

August – Pool Party

October – Fall Party

We need your ideas – bring your creativity and enthusiasm to the community.

Everyone is welcome!

**Pool Opening**

The pool opens on Saturday, 24 May. Opening times are 12:30 pm to 7:30 pm. The pool passes that were issued during 2013 will be used for the 2014 season. New homeowners can pick up Pool Passes on 10 and 17 May at the clubhouse. Proof of residence is required.

Replacement passes can be purchased. Homeowners who need replacement pool passes will need to purchase them for \$15 per set. Cash or money orders will be accepted.



**The community needs your involvement!!!!** We need everyone to get involved in community activities by joining a committee.

Contact lakeviewatbrandywinehoa@gmail.com to join!

A committee drive meeting will be held soon so stay tuned for a date and time.

Lakeview has the following committees that need your help:

\*Social (Help plan community events to bring our community together)

\*Communications (Help keep the homeowners informed by relaying information as the HOA board receive it), \*Facilities (Help with party rentals, managing the cleaning contractors, upkeep clubhouse, pool area & Tot Lot)

\*Grounds Committee (Help to keep our community looking beautiful by offering landscaping suggestions, managing the landscaping contractors, suggestions to keep our ponds looking beautiful).

**From the Board**

The community is quickly moving from Phase II development to Phase III. You may have noticed the trucks working to clear and prepare the lots at the end of Owings Avenue and behind Nanjemoy Drive. This activity will continue throughout the summer and eventually a builder will begin to build houses on the 59 lots. Homes will be single family homes – once the builder has been selected and finalized, the Board will inform the community. Recently, we gained new homeowners on Owings Ave and Zekiah Ct. We welcome the homeowners to the Lakeview at Brandywine community.

Please continue to beautify your lots – add flowers to your landscaping beds, maintain the weeds in your lawns, and add fresh mulch to your trees and landscaping beds. Tree stakes should be removed after one year, and homeowners who live on corner lots and those with sidewalks along the front of their property are reminded they are responsible for maintaining those areas as well.

The community financials are on target per the approved budget. The Board is working diligently to keep all costs to a minimum and contracts are continuously monitored to ensure the community is receiving the best service for their value. The delinquency rate is going down and the lawyer is aggressively working to recoup thousands in back dues.

The next HOA meeting will be announced once finalized.

**Community Yard Sale**

24 May 2014  
8:00 am-12:00 pm  
Community Clubhouse  
Parking Lot  
Residents Only  
One Parking Spot Per  
Family/Residence  
First Come – First Serve  
Homeowner Must be Present  
with Property at all Times



Tami Langhorne, President  
Sonya Anyaka, Secretary

Lee Russ, Vice President  
Renee Salmond, Treasurer

Email: [lakeviewatbrandywinehoa@gmail.com](mailto:lakeviewatbrandywinehoa@gmail.com)

Website: <http://lakeviewatbrandywine.webstarts.com/>

## Community Reminders

Thank you to all the homeowners who tidied up around their lots during the Spring Clean-up. The Board was pleased that the majority of the homeowners were in compliance to the Architectural Guidelines. The most common violations included basketball hoops in the driveway, trash cans in street view, and dead trees on the lot.

Please keep your dogs on a leash when outside. Dogs should not be given free access to adjoining property and homeowners are reminded to be a courteous pet owner. Pet waste stations are positioned throughout the neighborhood; when walking your dog, bring a waste clean-up bag and pick up dog waste immediately. Dogs should not be off the leash in the common areas such as the playground or the walking paths. Homeowners are responsible for damage caused by off-leash dogs.



**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. Homeowners also have the option to put yard waste into a plastic trash bin. Yard waste collection is every Wednesday. **Please do not place yard waste in the street prior to Tuesday evening.**

### No Bamboo Plants for Lakeview Five Reasons Why Bamboo Cannot Be Introduced Into the Community

1. Bamboo can spread into neighboring yards.
2. Bamboo can be an invasive threat to biodiversity.
3. Getting rid of bamboo can take years.
4. Getting rid of bamboo may require herbicides.
5. The right bamboo can be hard to find.



Bamboo's rapid growth makes it a nuisance to residential environments.

See PG County Insert for additional information.

## Neighborhood Watch Update

- The NWP will walk with our local COPS officers on Tuesday, 13 May at 7:00 pm throughout the community. The walk is intended to show a presence as well as provide an opportunity for our NWP volunteers to engage with the local police. Community members are invited to walk with us – meet us at the Clubhouse parking lot. Wear comfortable shoes, bring your kids/strollers, and well-mannered leashed-dogs are also welcome.
- Our community continues to have a low crime rating; however, homeowners are reminded to secure their homes and property. Some homeowners experienced car vandalism and one homeowner experienced a burglary as thieves were able to retrieve a garage door opener from a vehicle parked in the driveway. This occurred during the night hours and was not discovered until the following morning.
- Turn on outdoor lights, lock doors, secure valuables, set alarms, and install motion sensors around the property.
- If you see something suspicious, call 9-1-1.

## Prince George's County - Deferred Water and Sewer Charges Homeowner Disclosure Act of 2014 PG 413-14

The legislation would require a registered home builder in Prince George's County to include specified information relating to deferred water and sewer charges in specified sales contracts under specified circumstances; requiring a specified contract for the initial sale of residential real property in the county to include specified information relating to deferred water and sewer charges; requiring the county to study issues related to deferred water and sewer charges and report the findings to the Prince George's County Senators and Delegates. The legislation is awaiting the Governor's signature.