

# Homeowners Moving Forward

## From the Board *November-December 2014*

During the past few months, the Board has been working on your behalf to ensure a smooth transition to the new management company, Quality 1. Our next task is preparing the 2015 budget which will be discussed with the homeowners at the 5 November



board meeting. In addition to the finances, the Board is relooking the fence resolution and would like to augment the white vinyl fence with a black wrought iron fence, as well as review the shed size. The Board recently finalized the land lease/sale to the State Highway Patrol, cementing the deal for \$80,000. The

Board utilized part of these funds to replace the fountains at the front pond; repair the clubhouse door; hire a roving security company on a trial basis; and place the remainder in our reserve account.

Mattawoman Energy LLC is seeking an Easement Option Agreement in order to install a pipeline in the vicinity along the back pond for a period of 12 months. The Board is negotiating the details and will provide additional information as it becomes available.

Homeowners are encouraged to attend HOA meetings and use the Open Forum to pose their concerns and ask questions. In addition, the Board email is also a venue where homeowners can contact the Board for direct communication.



**Your voice is important  
Share your opinions and concerns**

Tami Langhorne, President  
Sonya Anyaka, Vice President  
Victoria Courtney, Secretary  
Renee Salmond, Treasurer  
Catrice Rivers, Member at Large

Email: lakeviewatbrandywinehoa@gmail.com  
Website: lakeviewatbrandywine.webstarts.com  
[www.quality1propertymanagement.com](http://www.quality1propertymanagement.com)

## Quality 1 – Community Inspections

Quality 1 is conducting weekly community inspections looking for compliance with community architectural guidelines. Homeowners are encouraged to conform to community guidelines to maintain our neighborhood's aesthetic beauty.

Architectural applications are required when making exterior changes to property. Homeowners who have made changes but have not submitted an architectural application are urged to submit completed applications no later than 1 December 2014. Homeowners out of compliance with the governing documents will receive a violation notice.

**It is not the Board's intent to send out fines, but to ensure we maintain the community standards according to our governing documents.**

Please correct violations quickly or contact the Board/Quality 1 for additional recourse.

## Quality 1 – Contact Info

Paul Horton, Owner  
Angel Barber, Community Mgr  
(240) 770-5381 office  
(240) 260-0755 fax

[www.quality1propertymanagement.com](http://www.quality1propertymanagement.com)



## Important Announcements

- Winterize your property. Turn off and bleed hose bibs and sprinkler systems before the harsh winter months set in. Outdoor pipes and faucets not properly winterized could lead to severe damage if pipes freeze and burst.
- It is now time to **store seasonal play equipment** such as portable basketball hoops, trampolines, plastic play houses, and sand boxes. **Portable basketball hoops need to be stored out of sight when not in use and each evening.**

## Upcoming Events

5 November, 6 pm  
**HOA Meeting - 2015 Budget**

11 November, 6:30 pm  
**Social Committee Meeting**

18 November, 6 pm  
**Facilities Committee Meeting**

13 December, 6-10 pm  
**Kids Festival, 6-8 pm**  
**Reception for Adults, 8-10 pm**

## Security Update

During the past quarter, the neighborhood experienced a rim theft from a vehicle in the 14000 block of Owings Avenue. In addition, numerous homeowners complained of cars that were rummaged through, however, these homeowners do not recall locking their car doors.

Don't become a target – secure your valuables out of sight and behind locked doors. Turn on outdoor lights, keep security systems armed, do not open the door to strangers, and report any suspicious activity to the local police department or call 9-1-1.

With the holidays approaching, package thieves will be on the rise. Mail delivery services offer a variety of measures to assist customers with secure package delivery such as scheduling delivery when homeowners are home or making packages available for pickup at another location.

Keep outdoor lights turned on and report non-functioning streetlights to SMECO at the following website and have the POSTID number available. This can be found on the lightpost.  
<https://www.smeco.coop/youraccount/reportoutsidelightsoff.aspx>

## Payment Information to Quality 1

Effective November 1, check or money order payments (payable to Lakeview at Brandywine) should be sent to: **Quality 1 Property Management; PO Box 196; Simpsonville, MD 21150.** Payments (electronic fund transfers and credit cards) can also be made via the on-line interactive website. In order to pay online, Quality 1 will need to have current email address on file so that the system can send a login and password.

The \$105.00 monthly assessment is due no later than the 15<sup>th</sup> of the month. Assessments not received by the 15<sup>th</sup> of the month, will incur a \$15 late fee. Assessments paid between the 16<sup>th</sup> and the end of the month is \$120.00. Assessments not received after 90 days will be sent to the HOA attorney for collection processing.

Homeowners who wish to receive an **HOA 2015 Coupon Book** should contact Quality 1 to request one.

**Relocation:** For over a year, the Board has contemplated where to move the picnic tables and trash bin that the Developer initially installed inside the wood line. Homeowners were asked whether to put the items by the Clubhouse common area or by the back pond. Some homeowners felt that having the picnic tables by the Clubhouse would bring too much activity to an area where children play. Thus, the Board listened and is putting the tables and trash bin along the common area by the back pond. The relocation will occur during November.

## Clubhouse Use



### **Workout Room**

Please do not adjust the windows and shades in the workout room. Homeowners are leaving lights on and windows open in the workout room endangering clubhouse security. Due to excessive force on the shades, they are no longer functioning and need to be repaired, causing unnecessary expenses to the HOA.

### **Clubhouse Hours**

The clubhouse is open to homeowners in good standing from 5 am to 11 pm. Homeowners who enter the clubhouse after hours will lose their clubhouse privileges and incur a fine.

### **Clubhouse Parking Lot**

The clubhouse lot is open to homeowners from 5 am to 11 pm. Cars parked in the lot between 11 pm and 5 am will be towed at owner's expense.

### **Video Surveillance**



Reminder the clubhouse is under video surveillance. Please govern yourselves accordingly.



The Social Committee sends a "Heartfelt Thank You" to everyone that participated and provided donations and contributed to a successful community Fall Festival. We greatly appreciate our volunteer staff of homeowners and youth workers who assisted with games, setup, and clean up. Enjoy a few photos of the event.



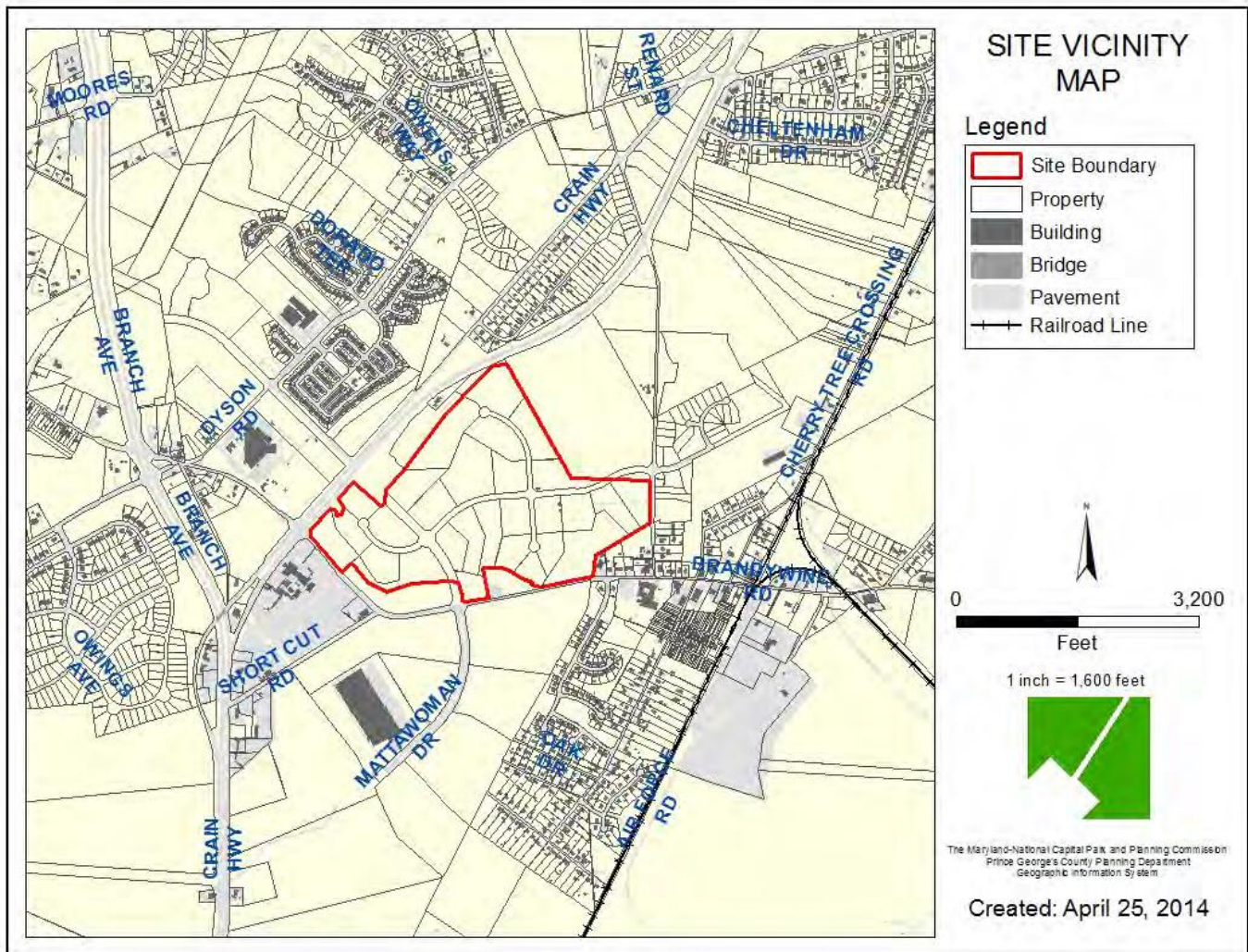
Are you a business owner? Interested in advertising your skills with Lakeview Homeowners? Send the Lakeview HOA Board your information and your business can receive free advertising via the Lakeview newsletter and directory.

Disclaimer: The Lakeview at Brandywine HOA Board does not endorse any particular homeowner based business and cannot make any recommendations for services whether positive or negative. Homeowners who abuse the free advertising opportunity, will have their information pulled from the Lakeview directory.



## Local Area County Development Proposal

Prince George's County planning is underway for a proposal of 1,295 dwelling units which includes 800 multifamily units, 379 townhouse lots (which include two dwelling units arranged side-by-side on abutting lots), 116 single-family attached (two-over-two dwelling units), and 100,000 square feet of gross floor area of office and 200,000 square feet of gross floor area of retail. The property is located in the Mixed Use-Transportation Oriented Zone, which requires approval of a conceptual site plan and a detailed site plan pursuant to Subtitle 27 and a PPS pursuant to Subtitle 24 of the of the Prince George's County Code. See map below for an overview. This project is found under Preliminary Plan 4-11004 Stephen's Crossing at Brandywine.



## Pet Control in Community Living

**Pet Licenses** The Animal Management Division requires that dogs, cats and ferrets be inoculated against rabies by four months of age and properly licensed with the County within 30 days after residency is established. The Board reserves the right to verify pet licensing upon request.

**Restricted breeds** PG County Code, Section 3-185.01, prohibits harboring, keeping, or owning a Pit Bull Terrier within the County. Pit Bull Terriers are defined as: Staffordshire Bull Terrier Breed; American Staffordshire Terrier Breed; and the American Pit Bull Terrier Breed. Violations will result in the illegal Pit Bull Terrier being impounded and fines up to \$1,000 or a sentence of not more than 6 months imprisonment against the owner.

**Leash law** Dogs must be properly leashed at all times when off the property. Dogs found charging at children or residents crossing in front of the property (even when on a leash) can be very intimidating and will be reported, as well as unleashed dogs or dogs found roaming the neighborhood, to the **Animal Welfare Division at 301-780-7200**. Homeowners can make reports.

**Barking** Be mindful of excessive barking, whining and otherwise nuisance behaviors that are offensive to your neighbors.