

# HOMEOWNERS MOVING FORWARD

October 2013

ISSUE 10

*Upcoming Events*  
**Fall Party 31 October**  
**Budget Review November**

## *Get the 3-1-1*

*Check out the County's new website to report an issue. You can submit a service request, report a missed trash pickup, contact animal control, check out court dates, find a park, see your tax assessments; and many more items.*

<http://countyclick.princegeorgescountymd.gov/>

*Please note beginning 1 Jan 2014, Yard Waste will not be accepted in plastic bags. More information to follow in the coming months.*

*Additional pet waste stations are coming to the community. Pet waste must be removed promptly. We get asked – why do I have to pick up my dog's pet waste when the geese waste is everywhere? That is an understandable question, but the Law states pet waste must be picked up. Dog waste breaks down slowly and remains on the ground for long periods. Not to mention no one wants to step in fecal matter. Be Pet Courteous – keep your dog on a leash, limit nuisance pet noise (barking, whining), and clean up pet waste promptly.*

## FROM YOUR HOA BOARD

The HOA Board met with homeowners in September and updated the community on the status of the road bond and the contracts. The Developer is quickly finalizing the outstanding issues and is on schedule to have the road bonds released in October, barring any unforeseen circumstances. Additional contracts were renegotiated during the past quarter, including the liability insurance contract and the landscaping and maintenance contract. Both contracts bring in substantial savings. The Annual budget is being prepared and will be ready for homeowner review next month. The goal is not to increase the assessments. The delinquency rate decreased from \$65,000 to \$53,000 and our Community Attorney is stepping up efforts to bring delinquent accounts current. The Ponds and Fountains will be taken off line this month for winterization and were turned off due to low water level. Some Violation Letters issued this summer were backdated and inaccurate; the affected homeowners were advised and the Board is working with CMC to review and correct the letters. Finally, clubhouse rental hours will change from 5am to 11pm to 5am to 12 midnight.

*With School back in session, we have an increase in school busses in our neighborhood. Some residents have expressed concerns that busses are speeding, not picking up children, or operating in a dangerous manner. Concerns can be called in directly to the School Bus office*

*24/7 School Security (301) 499-7000  
Office Hours (301) 952-6570  
Email: [Transpor@pgcps.org](mailto:Transpor@pgcps.org)*

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# FALL CHECKLIST

As the days draw shorter, and the nights are longer, we remind homeowners to turn on outdoor lighting.

## Fall Check List

*Gutters*

*Seals and Cracks*

*Driveways/Walkways*

*Irrigation/Hose Bibs*

*Filters*

*HVAC*

*Fireplaces*

*Smoke and CO Detector*

*Fire Extinguisher*

*Fire Escape*

*Clean Up*



- **Gutters.** Inspect and clean gutters and downspouts.
- **Seal and Cracks.** Seal gaps and cracks around windows and doors with weather-stripping and caulk.
- **Get on top of roof problems.** Inspect your roof for damaged or curled shingles, corroded flashing, or leaky vents.
- **Walk and Driveways.** Take steps to repair damaged sidewalks, driveways, and steps.
- **Chill out.** Drain and winterize outdoor faucets and irrigation systems.
- **Freshen your filter.** Clean or replace dirty furnace filters.
- **Give your furnace a physical.** Have a professional inspect your heating system.
- **Gather round the hearth.** Check fireplaces for soot or creosote build-up and schedule a visit from a reputable chimney sweep.
- **Keep your family safe at home.** Test smoke and CO monitors, inspect/install fire extinguishers, review fire escape plans, and rid your home of old newspapers and other fire hazards.

**Feed your lawn.** Fall fertilization will help maintain your lawn's root health and replenish nutrients that were expended in summer.

**Remember to water.** Thriving plants are still thirsty; water early in the day to avoid evaporation and disease development, and water deep.

**Air out the soil.** Aeration loosens soil and literally airs out the earth. Soil plugs that are removed can be left on the lawn they will eventually break down, providing nutrients to your lawn. Balding turf, matted-down grass, sparse new growth, pools of water and tough ground are signs you need to aerate.

**Level and reseed.** Start spring on level ground by filling ruts and low spots where water collects now. Early fall is the best time to reseed a lawn so turf roots establish before winter.

and find ways to incorporate a pop of color by filling containers with seasonal selections - mums for fall.

**Divide plants.** Fall is an ideal time to divide the root ball on your overcrowded perennials and replant. Cutting back the plants prior to transplanting can help reduce shock.

**Plant fall bulbs.** Plant in the fall to enjoy spring's first blooms - crocus, daffodil, tulip. The best time to plant is after the first frost so the bulbs will stay cool all winter.

**Pick up leaves.** Fall cleanup will save time for gardening come spring, and clearing your lawn of leaves and sticks will prevent the heavy, wet foliage from suffocating the turf. Dark, moist environments are breeding grounds for disease.

**Mow low.** Make the last mowing of the season a short cut since you'll retire lawn equipment until spring comes around again.

**Decorate for the holidays.** Fall is the time to think festive! Draw attention to your landscape with lighting, and find ways to incorporate a pop of color by filling containers with seasonal selections - mums for fall.

**Clean up.** Wash down the patio furniture and store it for the season. Pick up toys so they don't get buried or lost.



Sponsored by Lakeview Social Committee

# COMMUNITY Fall Party

Join us for: Costume Party, Candy, Light Food,  
Drinks & Games

October 31<sup>st</sup>

6:30-8:00 PM

Community Clubhouse

#### DISCLAIMER OF LIABILITY:

All persons making use of the Pool and Clubhouse and Guest Pass privileges and using any of the Community Area recreational facilities agree to abide by the rules and regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility. The Association and the Declarant do not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Declarant and the Board of Directors, the Association, their servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result or in connection with any such use of any of the recreational or common facilities. Each Owner shall hold the Declarant, the Board of Directors, the Association and Managing Agent harmless from any and all liabilities and any action of any nature by any homeowners, guests, tenants or licensees of such Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can clearly be proved to have resulted from and been proximately caused by the direct negligence of the Board, the Association or their agents, servants or employees in the operation, care or maintenance of such facilities. Any damage to the building, recreational facilities, or other Community Areas or equipment caused by an Owner or such Owner's guests shall be repaired at the expense of the Owner.



# NEIGHBORHOOD WATCH UPDATE

Lakeview at Brandywine Neighborhood Watch Program (NWP) Volunteers are pleased to report there were no major crime events for our community during September. We continue to have reports of suspicious individuals/autos and report those to 9-1-1 immediately. We had a few reports of underage individuals using the clubhouse parking lot for a date and remind homeowners the parking lot is private property; loitering and soliciting is not acceptable. We thank all of our NWP volunteers for their continued diligence and diligent reporting. Prince Georges County Police Officers conduct roving patrols in our neighborhood – smile and wave when you see them!

Sign up to be an NWP Volunteer.  
Contact the Board or the NWP  
volunteer coordinators. See our  
website at:

[http://lakeviewatbrandywine.webstars.com/neighborhood\\_watch.html](http://lakeviewatbrandywine.webstars.com/neighborhood_watch.html)

From our Community COPS Officer: Caution when using a weapon in your home -- If you become the victim of a home invasion, make every effort to get out of the home safely. Maryland laws limit the use of deadly force and differentiates between protecting your life/family and protecting your property. Learn more about Maryland's Right to Self Defense Law.

## *Information from the Community COPS Meeting for Prince Georges County*

*Within the District, violent crime is down by 16.4 percent when compared to this time last year.*

*Property crime has also decrease by 5.6 percent.*

*Within PG County, an armed robbery occurred on 15 Sep at 3:37 am at the 7 Eleven in Clinton; \$4000 was stolen. On the same day, the Topolino Restaurant in Camp Springs was robbed of \$80.*

*Maryland has a high Domestic Violence rate. If you experience or know someone that is experiencing domestic violence, call the Crisis Center at 301-772-4433.*

*Brandywine Crossing has a new bus stop; but this has brought a sharp increase in theft from autos. Lock your doors and never leave valuables in sight.*

*Anyone with information pertaining to a crime is asked to call CRIMESOLVERS at 1-866-411-(tips)8477 or CID Robbery Unit at 301-772-4905, you do not have to leave a name and you may receive a reward.*

***Check out the PG County Police Blog for the latest crime report***

***<http://pgpolice.blogspot.com>***