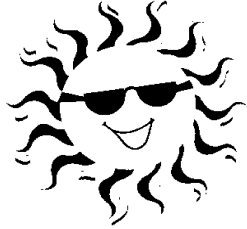


Montpelier Woods Homeowners Association

Summer 2016



Montpelier Woods Board of Directors

President	Donna Harding
Vice President	David Sohn
Treasurer	Paula Oas
Secretary	Lynn Musser
Member at Large	Teresa Krikor

How to Reach Us

Mailing Address	P.O. Box 2645 Laurel, MD 20709
Voice Mail	240 554 2438
Email	mail@mwhoa.com

What's New?

In a Nutshell



- *MWHOA's own "classified" ads
- *Upcoming Garage Sale
- *Requirements to rent or sell your home
- *Update on Kudzu!

Email from MWHOA

In general, we email the newsletter and announcements to only one email address per household. However, if there are others in your household who would like to receive the newsletter and announcements, please let us know. We will gladly add additional email addresses to our mailing list.

Fourth of July Celebration

Despite the threat of rain, about 50 people enjoyed a picnic lunch of Subway sandwiches, chips, watermelon, cupcakes and brownies.

Fifteen children participated in a short parade, accompanied by Souza marches. Certificates were awarded for "first place" in categories such as best decorated girl's bicycle, best decorated wagon, etc. (FYI, all children won "first place" in one category.)

Upcoming Events

Community-wide Garage Sale

Mark your calendars: MWHOA is sponsoring a Community-wide Garage Sale on the Saturday after Labor Day. This year that will be **September 10**. Hours are from **9:00 a.m. to 4:00 p.m.** (Plans are for this to be an annual event, always held on the Saturday after Labor Day.) We'll get the publicity out for it. Here's an opportunity to clean out those closets and basements and make some money while you are doing it!

Fall Festival

This event is still in the planning stages, but will be sometime in October. Volunteers are needed for this! We are currently thinking of a Saturday, mid-morning event, with a costume contest for kids and donuts for everyone.

Reminder: Future Meetings At Deerfield Run Community Center

August 22

October 24

There will be no meeting in December.

In Board Members' Homes

July 25

September 26

November 28

All meetings begin at 7:00 p.m.

MWFOA Free Classified Ads

Beginning this month, we will have our own version of classified ads – except ours will be free and they will be limited to residents of Montpelier Woods. To place an ad send an email to mwhoa.free.ads@gmail.com or call (301) 512-4877 (Cell phone # for Lynn Musser, MWFOA Secretary).

To begin with, we'll have the following categories for ads:

- For Sale
- Want to Buy
- To Loan
- Want to Borrow
- Will Barter
- Free
- *Services Offered

**Only non-commercial services will be listed.*

Note: We will have free one-line listings in future newsletters for commercial businesses owned and operated by a Montpelier Woods resident. For example: "Lawns, etc., Landscaping Business (301) 111-1111."

We will distribute the ads on (or about) the first of each month, with the first one coming out about August 1. If you do not have email and want to receive these ads, please call Lynn and she will see that you get them.

All submissions must include your name and a phone number or email address. We will not include your name in the ads we distribute, unless you request it.



New County Requirements Concerning Renting or Selling Your Home

If you rent your home you must have a license from Prince Georges County. According to the codes for rental housing, amended in 2013, there are new requirements that apply to common ownership communities (e.g., Montpelier Woods). Applicants for licenses must provide the name of the community and a certification that the dwelling does not have a lien placed upon it by the homeowner's association for nonpayment of association fees, and that the dwelling does not violate the covenants or bylaws of the community. If you are planning to rent your home, you will need a letter from MWFOA stating that you are current on your dues and that your home does not have any architectural violations. If you are preparing to rent your home, please email Paula Oas at paulaoas@juno.net to obtain this letter.

These same requirements apply to home sales. You must have a resale package indicating that your dues are current and your house has no architectural violations. Sellers should ask their realtor to phone Teresa Krikor (301) 498 1926 for a resale package. Sellers who are not using a realtor should call Teresa themselves. The settlement company will collect the \$15 fee for the resale package at closing.

Taking Care of the Trees Planted by the County

If the county planted trees in front of your house, they are yours to take care of. The county will not do anything to take care of them, so it's up to us.

The trees need to be watered when the weather is hot and no rain is in sight. Eight gallons per week is a good amount. Fill the "bowl," an indentation in the mulch around the tree, with water once, let it soak in, and then fill it again. (If you aren't sure how deep the "bowl" should be, take a look at the surrounding trees.) Avoid watering directly on the trunk.

Check the mulch around your trees. The mulch should be spread out so that the flare of the trunk (the base of the tree, before the trunk narrows) is visible. The county did a good job of making sure this is the case, but it doesn't hurt to check. If needed add some mulch (made of wood chips) so that the bowl, is maintained. The mulch should not be heaped against the base of the trunk. This encourages the growth of shallow roots and increases the susceptibility to fungus and pests.

If suckers (growths out of the tree's roots) form, cut them off. They ruin the beauty of the tree.

Note: It is also your responsibility to trim the suckers that grow out of the stumps left by the removal of the Bradford pear trees.

The newly planted trees are guaranteed for one year, so be sure to notify the county if they are starting to look unhealthy.

(Adapted from "Caring for Your new tree" bulletin provided by P.G. County and the Neighborhood Design Center/Right Tree, Right Place.)

MWHOA Financial Update

Balance Sheet As of 5/31/16



Assets	
Bank, Savings & Investment Accounts	
Checking – Bank of America	\$1,232.58
Savings – Bank of America	\$8,293.98
CD - Risk Free - Bank of America	\$9,369.80
CD - Regular. - Bank of America	\$25,897.62
Total Assets	\$44,793.98
Liabilities and Owners Equity	
Prepaid Owner Assessments	\$138.00
Owners' Equity	\$44,655.98
Total Liabilities and Owners' Equity	\$44,793.98

New Neighbors

Saul Fernandez & Karolin Guzman de Fernandez
- 12202 Amblewood

LaCrystal McNair
- 10313 Balsamwood

Luis Chavez
- 10205 Bignonia Drive



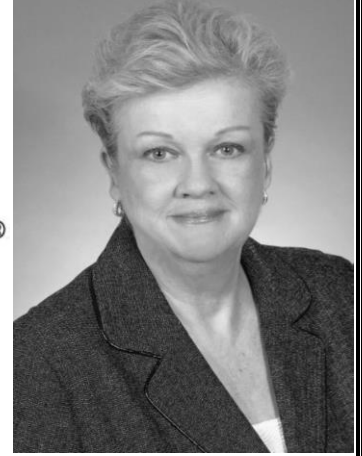
Update on Kudzu Removal

Two years ago we were informed by a homeowner that kudzu was growing in the common area adjoining her property. Kudzu is an invasive plant and grows very rapidly, quickly overwhelming all vegetation in its path. Control and removal of this vine is urgent. The Homeowner's Association hired Cherry Hill Excavating Company to deal with this problem.

I have spoken at length with one of their employees, Jeffry Jones, who is addressing this problem. Mr. Jones has used Tordon RDU and also sprayed with an 8.8 % of Bayer brush killer. The active ingredient in the brush killer is Triclopyr triethylamine salt. The heavy duty herbicide is Tordon. However, Mr. Jones only used this as a spot treatment; he did not broadcast it. As a result we can plant new trees in this area as early as this fall because the brush killer will not kill new trees. Mr. Jones suggests that if we wish to replant we should use Leyland Cypress. He had examined the area in question earlier on the day I spoke with him and says the area is reseeding itself quite well indicating that the ground is no longer poisoned. He will continue to keep the area under observation and I have arranged with him that he will call me and report on conditions when he comes out to examine and treat with the Bayer brush killer.



TERRI SHIPP
SRS, SRES, MRP,
CNE, RESE
REALTOR



Bring Years of Expertise to Your Real Estate Experience!
85+ Homes Sold in Your Neighborhood!
Call, Email or Text Me Today
For All of Your Real Estate Needs!
Direct: 301-873-4769
Office: 301-384-8700
E-Mail: terri@LNF.com



Volunteers Needed!

We need *at least 3 people* for the Architectural Committee. This committee approves all exterior changes to homeowners' properties, such as fences, additions, and storage buildings.

We also need *at least one person* for the Beautification Committee. The primary responsibility of this committee/person is to maintain the flower beds adjacent to the Montpelier Woods signs at each entrance.



Montpelier Woods Homeowners Association

Nominate yourself (or someone else) for 2017 Board of Directors

The annual elections for the Montpelier Woods Homeowners Association Board of Directors will be held at the October meeting at the Deerfield Run Community Center. We encourage homeowners to consider running for a position on the Board to provide new faces and fresh ideas. By being on the Board you will be serving your neighbors, meeting new people, and helping to make a difference in our community.

Below are the established positions for the board and a brief summary of their responsibilities. While the responsibilities are listed as belonging to one position, there is room for flexibility.

Position	Responsibilities
President	Plans the agenda and conducts meetings. Emails the newsletter, meeting and event notices.
Vice President	Acts in president's place in his/her absence.
Secretary	Maintains files, compiles minutes. Has primary responsibility for the quarterly newsletter.
Treasurer	Handles all financial matters (bills, assessments, database for homeowner assessments).
Member-at-large	Keeps a record of the status of homes, provides resale packages to realtors and home sellers.

Check one or both.

I want to nominate myself. ..
Fill out all of the personal information below.

I want to nominate someone else Name of person you are nominating:
Provide your name, phone number and/or email address below.. _____

Phone # of person you are nominating: _____

Please provide your name, phone number and email address.

Your name: _____

Phone: _____

Email: _____

If you are nominating yourself, please provide a brief biography. Include any jobs, experiences, or other information you feel would make you a good candidate for the Board.

Signed: _____

Date: _____

If you have any questions please leave a message at (240) 554 2438 and someone will contact you. Or, email questions to mail@mwhoa.com.

Return this form to the address below by September 15.

MWHOA
P.O. Box 2645
Laurel, MD 20709

Or email information to the email address above.