

# Montpelier Woods Homeowners Association

Spring 2017



## Montpelier Woods Board of Directors

President	Donna Harding
Vice President	Will Bronson
Treasurer	Paula Oas
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
Web Site	www.mwhoa.com

## What's New?

### In a Nutshell:



- \*Selling and Renting Your Home
- \*Common Areas
- \*Leash Laws
- \*Common Areas

## Egg Hunt a Success

The Neighborhood Egg Hunt, held on April 8, 2017 was a resounding success. It was well attended and both children and adults thoroughly enjoyed themselves. A well-deserved thank you goes to all who volunteered their time to help make this event such a success.

## Save the Date

A Back-to-School Event will be held on September 2<sup>nd</sup>, so be sure to put it on your calendar. Details are forthcoming.

## MWHOA Financial Update

### Balance Sheet As of 3/31/17

Assets	
Bank, Savings & Investment Accounts	
Checking – Bank of America	\$6,529.20
Savings – Bank of America	\$13,295.37
CD, Risk Free – Bank of America	\$0.00
CD, Regular – Bank of America	\$15,684.13
<b>Total Assets</b>	<b>\$35,508.70</b>
Liabilities and Owners Equity	
Prepaid Owner Assessments	\$840.00
Owners Equity	\$34,668.70
<b>Total Liabilities and Owners Equity</b>	<b>\$35,508.70</b>
	<b>0</b>
<b>Paula Oas,</b> Treasurer 	

## **Selling Your Home**

Montpelier Woods homeowners selling their property are reminded that they are required by state law to give buyers copies of the subdivision covenants and by-laws. Potential buyers must have two weeks to review these documents. At any time in these two weeks the buyer may revoke his/her offer based on a clause in the documents. Either the realtor who sells the house or the seller of the house is responsible for giving these documents to the potential buyer.

Buyers must be informed that Montpelier Woods has an HOA and that all property owners in the Montpelier Woods subdivision are automatically members of this HOA. In addition, the buyer should be informed that HOA members are subject to the annual assessment levied by this association.

Re-sale packages, that include copies of the covenants and by-laws, are currently available from Teresa Krikor, MWHOA Member at Large. She can be reached at (301) 498-1926 to arrange a pick-up of the package. Leave a message if there is no answer.



## **Renting Your Home**

In Prince George's county, a rental license is required when you are renting your home. The PG County Council passed rental property legislation which took effect January 22, 2013. This legislation amended the code for rental housing by adding a requirement for common ownership communities, such as Montpelier Woods. Under the amended code, the applicant (the homeowner) must provide the name of the community and a certification, along with evidence, 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 common ownership community. If you want to rent (or are already renting) your home, you need to request a certification letter from MWHOA stating that you do not have an outstanding lien and are not violating any of the bylaws or covenants. You can then obtain your rental license from the PG Department of Environmental Resources (DER). You can contact the DER by calling 311 and following the menu to reach them. A rental license must be renewed every 2 years.



## Neighborhood Curb Appeal

As we look forward to summer and warmer weather the MWHOA Board of Directors reminds residents of the importance of keeping our homes well maintained and in good external order. Known as maintaining “curb appeal”, this term refers to the attractiveness of a home from the outside and plays a large role in determining a property's value. Maintaining curb appeal shows pride in ownership, discourages vandals and burglars, and sends a welcoming message to those around us. To this end, the MWHOA Board of Directors is asking each homeowner to make an effort to ensure that the exterior of their home is well maintained. The maintenance and upkeep of individual property is the responsibility of each homeowner and a requirement of our MWHOA Architectural Guidelines.

In general, MWHOA provides great latitude to homeowners with respect to the external condition of their property. However, we ask that each homeowner ensure that:

- lawns are mowed;
- external siding, home fronts and columns are well maintained
- exterior paint is free of chipping and color schemes are harmonious with the surrounding homes
- storm doors and shutters are well maintained.

*(Continued above.)*

*(Neighborhood Curb Appeal continued.)*

In addition, trash and children’s toys (when not in use) should be removed from view and each homeowner should ensure the sidewalk in front of their residence is passable.

Please be advised, the MWHOA Architectural Committee will be notifying individual homeowners who are in non-compliance with our established guidelines. The Board and Architectural Committee will work with notified homeowners towards resolution of the problems. Please help us to keep our neighborhood an inviting and welcoming place for us all by doing your part to maintain your property!



## Grinder Sump Pumps

Some homeowners have contacted the Board about grinder pump (sump pump) problems. Not all houses in the neighborhood have these, but some do. The company that installed the original pumps for the Montpelier Woods builder is Freemire & Associates, 1215 Old Dorsey Road, Harmon, MD 21077, phone 410-768-8500. They are still in business and have spare parts to repair these pumps. Note: *This is being provided for informational purposes only and is not an endorsement of the company.*

## MWHOA Seeking Volunteers For Committees

Do you like to write and edit? Do you know how to build and maintain websites? Are you familiar with budgeting and have experience in financial management? Interested in how our community is governed and how the Board functions? If you are willing to assist and share your skills, MWHOA is seeking volunteers to assist us on several of our committees. These include:

- **Architectural Committee**- Oversees compliance with the Architectural Guidelines and works with residents to resolve issues related to these policies.
- **Covenants Committee**- Revising the Declaration of Covenants and the Architectural Guidelines governing the neighborhood.
- **Communications Committee**- Oversees the editing and distribution of the Newsletter and coordinates updates for the website.
- **Beautification Committee**- Maintains flowers and greenery in our common areas.
- **Social Committee**- Coordinates greetings for new neighbors and plans and implements other social events for children and adults in the community.
- **Neighborhood Watch**- Coordinates and oversees efforts to promote safety in our neighborhood. Serves as a liaison with PG Police.
- **Finance Committee**- Oversees the financial management of the HOA.

*(Continued above.)*

*(Seeking Volunteers continued.)*

We truly need your help! If you have a desire to serve your community and some skills or interests in any of the areas noted above, consider joining one of our committees. If you are interested please contact Will Bronson, MWHOA Vice-President, at [will.bronson@gmail.com](mailto:will.bronson@gmail.com).



### Common Areas

The Montpelier Woods neighborhood is fortunate to have ownership (rather than PG County) of much of the land that surrounds our individual homes. This land, known as our common areas, is for the use and enjoyment of all residents. MWHOA, as stated in our Declaration of Covenants, is responsible for maintenance. Residents should not cut down trees or clear areas or build any structure on common area property. Please contact the committee to request tree maintenance or other service for trees, brush, shrubs, etc. located in any of the common areas.

In order to improve maintenance the MWHOA will undertake a survey to accurately assess the geographical areas designated as common areas. This will provide the basis for future capital improvements as well as guide current tree maintenance requirements. We will continue to inform the community about this surveying project as we move forward. We thank everyone in advance for their cooperation as the MWHOA begins this important work.

## PG County Leash Law

Spring is here which means that many of us will be spending more time outside with our friends, families, and pets. It is important that all pet owners act in a responsible manner to ensure the safety and comfort of everyone. MWHOA Board of Directors reminds residents of the requirements regarding pets. In Prince George's County, MD, it is against the law for the owner or custodian of any animal to allow the animal to run at-large. Any dog or cat that is found at-large may be impounded. In addition, a Violation Notice may be issued by a County Police Officer or Animal Control Officer to the owner of an animal found at-large.

For issues with at-large animals, residents should call the Prince George's County Animal Management Division at 301-780-7200. For more information about the Prince George's County Animal Control Ordinance, please visit their website at

<http://wpca.org/advocacy/animal-laws/prince-georges-county-animal-control-ordinance/>. We appreciate your attention to this to ensure everyone feels welcomed and safe in our neighborhood.

### 2017 Meetings

#### At Deerfield Run Community Center

June 26

August 28

October 23

#### In Board Members' Homes

July 24

September 25

November 27

*No meeting in December. All meetings begin at 7:00 p.m.*

	
<p><b>TERRI SHIPP</b> SRS, SRES, MRP, CNE, RESE REALTOR</p>	
<p><b>Bring Years of Expertise to Your Real Estate Experience!</b> <b>85+ Homes Sold in Your Neighborhood!</b> <b>Call, Email or Text Me Today</b> <b>For All of Your Real Estate Needs!</b> <b>Direct: 301-873-4769</b> <b>Office: 301-384-8700</b> <b>E-Mail: <a href="mailto:terri@LNF.com">terri@LNF.com</a></b></p>	
	

### New Neighbors

Jennifer & Kevin Delgado  
10105 Balsamwood Drive

Henry Ejemole  
10100 Balsamwood Drive

Charles Rukus III  
10411 Balsamwood Ct

Kariba Vinson  
10203 Snowden

Marlon Young  
11708 Balsamwood Terrace

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