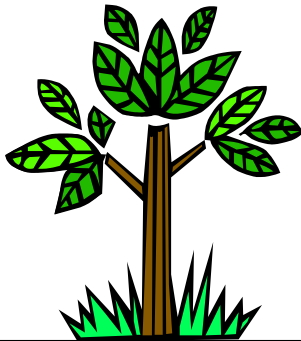


Montpelier Woods Homeowners Association

Spring Newsletter

April 2015



MWHOHA Board of Directors:

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

How to Reach the Board:

Address:	Post Office Box 2645 Laurel, MD 20709
Voice Mail:	(240) 554-2438
E-mail:	mail@mwhoa.com
Internet	www.mwhoa.com

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From the woodpile...President's Article



I would like to take this opportunity to discuss Our Common Areas...

Montpelier Woods has many wooded areas throughout the neighborhood available for the enjoyment of our residents. Our community's common areas are wide-open green spaces and wooded land. This free space was designed to allow residents an opportunity to enjoy the woodlands that surround our community. Behind many of our homes is a ring of common areas that allow us to walk around the perimeter of our neighborhood. The smaller common areas between some of the homes allow access to these areas, as well as shortcuts to other streets.

We, the board, have been aggressively clearing some of these areas of debris that has accumulated over the many years. Most of the debris that I am referring to is downed trees, branches, old wood etc. We have also been removing dead and hazardous trees. Unfortunately, these areas have also been used as dumping grounds by some of our homeowners. We have found items such as old Christmas trees, yard waste, as well as household objects such as old grills, tires, broken furniture and the like. These common areas are not for our personal use as dumping grounds. We have free bulk trash removal that should be utilized for the removal of our household bulk trash. Your yard waste should be bundled properly and placed at your curb for pick up on Wednesdays. Christmas trees are picked up after Christmas at the curb free of charge. With all of this available to us there is no reason to destroy our beautiful common areas by dumping onto them.

The beautification of these common areas is an

expensive endeavor and we would like to continue but going forward we need your help in keeping them free of human created debris. The tree, wood and leaf debris will happen over time but this adds to the natural beauty of these common areas. Going forward, we will try to keep you as informed as possible when we will be in a common area near your home.

We have a homeowner list but our information is only as current as what you have given us. If you have not received any emails from MWHOHA recently and would like to be added to the email list please send us your updated email address.

Since I have discussed the common areas and dumping, it seems that this would be a great opportunity to go over the county guidelines for disposing of bulk trash. Keep in mind that when you have bulk trash to dispose of, you need to schedule the pickup appointment prior to placing the bulk trash in front of your home. The trash should only be placed out front the night prior or the day of pickup. There have been situations when the pickup did not occur and this leaves unsightly trash sitting at the curb of your house.



BULK TRASH—Removal is Free, Just Schedule an Appointment!

Bulk trash (furniture, refrigerators, tires, water heaters, mattresses, etc.) – if left in front of your home for days or weeks at a time -- is not only an eyesore that affects property values, but in some cases, this is potentially hazardous especially to children and animals.

The County provides bulk trash collection by appointment only. To schedule an appointment, homeowners should call 301-952-7600 Monday

through Friday, between 7:30 a.m. and 4:00 p.m. Appointments may also be scheduled electronically at BulkyTrash@co.pg.md.us. Your material needs to be at the curb by **7:30 AM** on the collection day.

A list of acceptable and non-acceptable materials and additional information can be found on the County's website: BulkyTrash@co.pg.md.us

We are in dire need for a candidate to fill the Citizen's Advisory Council seat. This position, as all others, will not take too much of your time in the grand scheme of things. It would require that you be able to attend the monthly Citizen's Advisory Council meetings that are held on the 4th Thursday of each month. The meetings alternate between the Laurel Senior Center (behind the hospital) and the Beltsville Satellite Office, in the Calverton Shopping Center. These meetings can be very informative and are helpful to us as a neighborhood by keeping us aware of what goes on around us. Please send an email to mail@mwhoa.com and let us know if you have an interest in filling this position.

~Donna Harding, President

ABOUT MARYLAND'S LAWN FERTILIZER LAW

Maryland's lawn fertilizer law helps protect the Chesapeake Bay from excess nutrients entering its waters from a variety of urban sources, including golf courses, parks, recreation areas, businesses and hundreds of thousands of lawns. Nutrients, primarily nitrogen and phosphorus, are key ingredients in lawn fertilizer. When it rains, lawn fertilizer can wash into nearby storm drains and streams that empty into the Chesapeake Bay. Once in our waterways, fertilizer contributes to the growth of algae blooms that block sunlight from reaching Bay grasses, rob the water of oxygen and threaten underwater life. Lawn fertilizer now accounts for approximately 44 percent of the fertilizer sold in Maryland. While certain restrictions on fertilizer use have been in place for farmers since 2001, everyone needs to do their part to protect and restore the Bay. Maryland's lawn fertilizer law took effect October 1, 2013.

HOMEOWNER REQUIREMENTS

Homeowners and do-it-yourselfers are required to obey fertilizer application restrictions, use best management practices when applying fertilizer, observe fertilizer blackout dates and follow University of Maryland recommendations when fertilizing lawns.

PENALTIES

A county, municipality or MDA may enforce these requirements for homeowners. The law supersedes any existing local ordinances.



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FERTILIZER RESTRICTIONS

- Everyone must follow University of Maryland fertilizer recommendations.
- A single fertilizer application may not exceed 0.9 pound total nitrogen per 1,000 sq ft which can include no more than 0.7 pound of soluble nitrogen per 1,000 sq ft. Visit extension.umd.edu/hgic for seasonal and yearly nitrogen recommendations. Lawn care pros should consult the [Maryland Professional Lawn Care Manual](#).
- Phosphorus may only be applied when a soil test indicates that it is needed or when a lawn is being established, patched or renovated.
- Fertilizer may not be used to de-ice walkways and driveways.
- It is against the law to apply fertilizer to sidewalks or other impervious surfaces. Fertilizer that lands on these surfaces must be swept back onto the grass or cleaned up.
- No fertilizer applications within 10 to 15 feet of waterways.
- Do not fertilize lawns if heavy rain is predicted or the ground is frozen.
- Fertilizer applications are prohibited between November 15 and March 1.
- Enhanced efficiency controlled release products may be applied at no more than 2.5 pounds per year, with a maximum monthly release rate of 0.7 pound of N per 1,000 sq ft.

This info was taken from: mda.maryland.gov/fertilizer

MWHOA Financial Update



Balance Sheet

As of 2/28/2015

Assets

Bank, Savings & Investment Accounts

Checking – Bank of America	\$ 3,884.62
Savings – Bank of America	\$ 109.66
Money Market - E-Trade	\$ 577.74
CD - Risk Free - Bank of America	\$ 9,364.65
CD - Reg. - Bank of America	\$ 31,046.53
Total Assets	\$ 44,983.20

Liabilities and Owners Equity

Prepaid Owner Assessments	\$ 15.00
Owners Equity	\$ 44,968.20
Total Liabilities and Owners Equity	\$ 44,983.20

~ *Paula Cas, Treasurer*

A big THANK YOU to all homeowners who have paid their 2015 assessments! It makes my work so much easier as treasurer when you pay on time. Second invoices to homeowners who haven't paid yet will be going out shortly. Please be sure to email the Board if you get a second invoice and think it was sent in error. Every year several checks get lost in the mail, and we will not charge you a late fee if this is the case.

Our *Owner's Equity* dropped substantially in February due to heavy spending on "tree cutting", and clearing of the common areas. In February we spent \$28,400 to clean up three different areas where large trees were dead or falling. Thankfully, we have a large amount in reserves to cover this extra expense.

~ *Paula Cas, Treasurer*

Why Wasn't My Trash Picked Up?

For information about delayed or rescheduled trash pick up as well as road conditions check on the County web site at <http://www.princegeorgescountymd.gov/sites/publicworks/pages/default.aspx>

Snow Shoveling Reminders for Next Winter

The County website at: <http://www.princegeorgescountymd.gov/sites/DPIE/News/Pages/Sidewalk-Snow-and-Ice-Removal.aspx> states the following:

“With the first snowfall of the year, Prince George's County's Department of Permitting, Inspections and Enforcement (DPIE) wanted to make citizens and business proprietors aware that they are responsible for removal of snow and ice from sidewalks abutting their properties. Per Prince George's County Code, Section 23-150, it is the responsibility of the owner or lessor of a residential dwelling or commercial property to remove snow and ice from an abutting sidewalk within 48 hours after snow has fallen or ice has formed as a result of inclement weather.

If possible, residents and business proprietors are encouraged to remove snow or treat ice from an abutting sidewalk prior to the 48 hours to alleviate residual buildup on the sidewalk.


County inspectors will rotate through various areas of Prince George's County to identify trouble spots that could create dangerous conditions for walkers of all ages. If trouble spots are identified, inspectors will leave a door hanger to "remind residents and business proprietors" to remove the snow and ice from abutting sidewalks.

If a door hanger is left, an inspector will return to the site the next day. If the sidewalk has not been cleared by that time, a violation notice will be left, which carries with it a \$100 fine. Thereafter, the site will be re-inspected every 24 hours to ensure that it has been cleared. If it has not, subsequent violation notices will be issued, each of which carries a separate \$100 fine.

As in all inclement weather conditions, if you know of a neighbor who is elderly or unable to shovel snow or remove ice from areas abutting their properties, please do the neighborly thing and try to help him or her. Local middle and high school students also could be contacted to assist, as they can earn community services hours required for graduation.”

Although our address is Laurel we are required to follow the County rules in this case. Not clearing your walk is dangerous for anyone who has to walk in the neighborhood including residents who walk their dogs. The Board will cooperate with the County in getting walks cleaned according to County rules. This will mean fines from the County for failure to remove snow and ice from walks after you have been warned once by the County as above.

This information will be repeated from time to time so that new people moving in know what the rules are.



Welcome to our New Neighbors

Thank you for joining us in Montpelier Woods!

Sebastian & Brooke Lyons	10206 Snowden Road
Phylia Johnson & Alonzo Walker	11812 Bristolwood Terrace
Edgar & Yolanda Dejesus	10104 Balsamwood Drive

Look Inside For:

- From the Woodpile: President's article
- New Neighbors
- Financial Update
- New Lawn Fertilizer Law
- Snow Shoveling Rules

FUTURE MWHOA MEETING DATES



***Deerfield Run Community Center
13000 Laurel Bowie Road***

27 April 2015

18 May 2015

22 June 2015

**Meetings begin at 7:00 pm and end by 8:30
And are usually the 4th Monday of the month**

Homeowners are encouraged to attend!

**Montpelier Woods
Homeowners Association, Inc.
Post Office Box 2645
Laurel, MD. 20709**