

Woodstream East Update

March 2006

MANAGEMENT COMPANY

WOODSTREAM EAST HOA
c/o BRODIE Mgmt. INC.

134 Holiday Court, #308
410-571-1400 or 1-800-314-1244

Fax: 410-571-7725
Woodstream@BrodieMgmt.com

Management Hours

Mon -Fri 9 a.m. to 5 p.m.

(Except Holidays)

After Hours Emergency

410-377-1605

All calls and correspondence must
go to this address only.

Do not send assessments to above
address.

Dennis J. Sesplankis

Property Manager

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ACCOUNTING QUESTIONS

1-888-825-6061

Fax: 410-321-9432

Acctg@BrodieMgmt.com

(Please use Woodstream East

Account as subject when

e-mailing)

What's Inside?

■ Crime Watch coordinator
resigns. New WEHA Web site in
the works.

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■ Burglary suspect caught.
Crows flocking again. Pay your
association dues properly.

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■ Save with free bulk trash pick
up. Woodstream East real estate
news. Classified ads.

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Published by Woodstream East Homeowners Association

From the desk of the President

Let's keep Woodstream a shining jewel

Dear Community Members:

Keep informed by taking time to
read our newsletter. It is the associ-
ation's communication tool to our
residents. Cut out and keep important
telephone numbers.

Welcome to our new homeowners.
Belonging to a homeowner's associa-
tion brings on a responsibility to each
of us to maintain the exterior appear-
ance of our homes and yards. Now is
a good time to trim back overgrown
shrubs and trees, assess exterior wood
for rot damage, refresh outside paint
within Woodstream's color scheme
(before painting begins, it is best to
submit a request to the Board with
paint color for approval.) Design
review within an association has at
least two purposes: to establish and
preserve a harmonious design for a
community, and to protect property
values.

At past Board meetings, we ap-
proved (1) new, larger street signs to
enable police, emergency personnel,
and our guests to find addresses better
(projected completion end of March)
(2) revamped mailbox island on Storch
Drive with sod and flagstone (3) re-
moved dead trees throughout com-
munity (4) approved use of a lawyer
to handle delinquent accounts instead
of a collection agency (5) agreed to

establish a Web site for homeowners'
access (6) requested dumpsters for
spring and fall clean-up (7) held show
cause hearings for homeowners' with
architectural violations (8) renewed
contract with Linda Mericle's law firm
in Greenbelt (9) renewed contract with
Brodie Management through April
2007 (10) Brickman representative
met with Board to offer suggestions
for grounds enhancements.

County inspectors are working with
the Board for architectural review.
Their main focus is on unkempt hous-
es with rotted wood, downed gutters,
tall grass and stored trash. Inspectors
will write several letters and if home-
owners don't comply, a court date will
be set. The inspector calls Woodstream
East a "jewel" within P.G. County
because of how well our community is
maintained. A vehicle audit inspector
comes through to monitor for expired
tags, inoperable vehicles and vehicles
that have not been moved over a long
period of time. These inspectors will
ticket and tow.

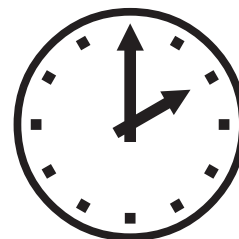
Your Board of Directors is very
dedicated to serving the community.
Your concerns and feedback are very
important. Enjoy your spring and sum-
mer, and be safe.

—Jane Koehler

WEHA Board President

Dates to Remember

March 16 Board meeting
April 16 Easter Sunday
April 20 Board meeting
April 29-30 Dumpsters onsite
May 18 Board meeting
May 29 Memorial Day



*Don't forget
to set your
clocks one
hour ahead
on Sunday,
April 2!*

Crime Watch Program coordinator resigns

When Woodstream East homeowners assembled in January 2003 for our first meeting with the police, I told the Board of Directors that I would serve as the Neighborhood Crime Watch Program (NCWP) coordinator for one year to organize and build the block captain program into a mature program. It has been three years. Now, I have other career and family priorities that prevent me from giving this position the attention it deserves. I will continue to be a block captain, but as of Dec. 31, 2005, I have officially resigned from my position as the NCWP coordinator.

In January 2003, the police insisted that we have a "good number" of people willing to serve as block captains before they would be willing to patrol Woodstream East. They were amazed when we found one person per block to serve as captains (35 people from 38 blocks). EACH OF YOU is the reason that we have minimal crime in Woodstream East. The backbone of our successful program is your individual willingness to serve as the "eyes and ears" of your block.

We have a strong program. The Woodstream East crime watch program has shown itself to be the most vibrant and proactive out of more than 50 homeowner and civic associations in the area north of Route 50 between the Beltway and Bowie. This fact is verified by the Citizen's

Advisory Council of the County Police District II station. Through this program, Woodstream East has:

1. **Established a formal relationship with the County Police** via the police sub-advisory council for Lanham (the Greenbelt Road Crime Coalition)
2. **Forged a new partnership with Woodstream Village and Woodstream Recreation Association** to eliminate crime within our



boundaries and foster similar block captain programs in their respective areas.

3. **Established a dialogue with our neighboring apartment complexes,** Woodland Landing and Forest Lake, to share logistics and strategy on the perpetrators/crimes affecting the Woodstream communities.

4. **Improved the safety/security of Woodstream East,** which in turn has created a safer Woodstream Community within the last three years.

The NCWP coordinator's position remains open. If you are interested in the volunteer position and want to learn more about it, please contact Dennis Sesplankis at Brodie Management 410-571-1400. It has been an honor to serve Woodstream East. I offer my very best to each of you.

— *Melissa Markey*
WEHA Board Secretary

Ideas wanted for new WEHA Web site

We are putting together a community Web site and need to know what information you would like on the site and what features would be beneficial to you. The purpose of this community Web site is to help facilitate the flow of communication and to serve as a valuable source of information.

Check out these other community sites to gather ideas on how you would like for ours to look:

- www.olneymd.com
- www.columbiaassociation.com
- www.ourcommunityguide.com

We will also need volunteers to form a WEHA Web site committee to assist in implementing ideas for the site. Please e-mail suggestions to carlos@exitrightrealty.com.

— *Carlos Lancaster*
WEHA Board Treasurer

Important numbers and information



Police
(non-medical emergency)
301-390-2100

Animal Control
301-499-8300

WSSC
(24/hours/ water leaks)
301-206-4002

Bulk Trash
301-952-7600

Trash/Recycle/Yard Waste
301-952-7630

Hazardous Waste
301-883-5045

Fire Dept. & Rescue Squad
301-552-1213

Trash Pickup
Tuesdays & Fridays
If sanitation contractors do not pick up all of our items, YOU ARE RESPONSIBLE for promptly calling Bulk Trash!

Recycling Pickup on Tuesdays
Yard Waste Pickup on Wednesdays
(Resumes April 19)

Street light out?

Call BGE: 1-800-685-0123, press #1, option 5. Give the closest address or street intersection.

Household Tip:

Clean ceramic tile with a solution of 1/4 cup baking soda, 1/2 cup white vinegar and one cup ammonia to one gallon warm water. Be sure to wear rubber gloves to protect your hands. A \$1 tooth brush is excellent for cleaning grout between tiles.

Suspect apprehended in latest burglary

During recent months, several houses on Storch Drive have been broken into by a perpetrator(s) who entered through a window or patio door. Detectives believe a juvenile in the area was involved. No electronics or other goods were taken — only money and CDs. Major vandalism also occurred.

On Feb. 24 at 9:58 a.m., another house was broken into on Storch Drive. The homeowner received a call at work from her security company informing her that her alarm had sounded. The homeowner asked the company to call the police immediately, then called a neighbor to check on her house. The neighbor saw a suspect come out of victim's back patio door, which triggered another alarm.

Seven police cars responded; and a young adult from the community was arrested and charged.

This is our Neighborhood Crime Watch program in action. You can also help deter crime.

- Make sure your security alarms are activated
- Keep your doors locked
- Get to know your neighbors
- Keep front porch lights on (this sends a strong message from our community).

If you see suspicious activities, the police advise:

- 1) Don't approach suspect, call 911 immediately
- 2) Be a good witness and document suspect's clothing, direction of travel and any items they are carrying.

Part of community living is *TO BE PART* of your community. Do you know your neighbors? Make it a point to meet them. Keep an eye out for their homes, children and belongings. Keep our community a safe and pleasant place to live.

If you have had any similar incidents happen to you, call Vernon Bailey, 301-794-8603.

Don't feed the crows

Flocks of crows have been hovering around Woodstream. Their meals are provided by homeowners who put their garbage out in flimsy bags that are ripped open by the birds and their contents strewn about our common areas. The birds leave unsanitary and unsightly droppings. Please use durable bags and don't set out garbage containing food before the morning of pickup: Tuesdays and Fridays.

Details on how to remit your monthly dues

Follow the chart below to ensure proper and prompt credit to your account.

Mail	Direct Deposit	Online
<p>Make check payable to Woodstream East HOA, Inc. (Your monthly payment coupon has your specific account information on it for posting).</p> <p>Use provided mailing label or send to: WEHA, Inc. Accounts Receivable, P.O. Box 64798, Baltimore, MD 21264-4798</p>	<p>No coupon necessary. Call 1-888-825-6061 for authorization form.</p> <p>Note: New Fiscal Year begins May 1, 2006. Board of Directors will be meeting to work on the new budget. Brodie Management will mail payment coupons April 1 with the new budget enclosed.</p>	<p>No coupon necessary; however, it is important to give your bank your account number located above your name on the coupon and is to be mailed to: Woodstream East HOA, Inc., c/o Brodie Management, P.O. Box 6829, Towson, MD 21285</p> <p>Note: Mail and online payments go to different locations.</p>

Board of Directors

Jane Koehler
President

Walter Wilson
Vice President

Melissa Markey
Secretary

Carlos Lancaster
Treasurer

Directors

Bob Frye

Vernon Bailey

Carlton Lane

Newsletter Editor/Designer

Cynthia Spigner
CASpigner@cs.com
301-794-5927

Thanks to the volunteers who deliver the newsletter; a great way to meet your neighbors. If you would like to help every three months, please contact 301-794-4890

All residents are invited to attend Woodstream East's monthly board meetings, which are held on the third Thursday.

Our fiscal year ends April 30th.

Your assessments are used for:
Community utilities/street lights

- Grounds projects
- Snow removal
- Management company
- Administrative costs
- Coupon books
- Annual audit
- Legal fees
- Bad-debt expenses
- Insurance
- Taxes
- Reserves

Take advantage of *free* bulk trash service

There has been an increase in large items left on our common area after regular trash pick up. This is an eyesore and an unfair burden to the association, which pays the costs when contractors are used to collect such debris. If you put out large items that are left behind after regular trash pick up, it is your responsibility to arrange for a bulk trash pick up. Failure to do so could result in a fine to you.

Bulk trash pick up is a free service to our community. You can arrange for a pickup either by telephone or online at www.co.pg.md.us.

Renovating? Submit proper form

Please remember to submit an ARCHITECTURAL CHANGE REQUEST form for approval by the Board prior to making any changes or alterations to the exterior to your home. This includes replacement doors and windows; and exterior painting. It is important to keep uniformity in Woodstream.

Approval/disapproval will be based on your application as submitted. **Applications will not be reviewed until there is a meeting of the Board of Directors with a quorum in attendance, as mandated by our association by laws.**



When the county page comes up, go to the box in right top corner at "enter" keyword and type in "bulk trash." Next page, click on "Department of Environmental Resources." Next page, click "bulk trash" in right column. Next page, click on their Web site. Fill in e-mail. Type "bulk trash" in the subject line. In body of e-mail, type your name, address, telephone number and list of items for pick up (very important) and send e-mail. A service representative will respond with a date for pickup.



Know the rules or pay!

Per our association *Rules and Regulations...III Standards, Section G. Trash and Litter Containers*: "Trash and litter containers may be placed out for collection only on trash collection days or after sundown the night before." This violation carries a \$25 fine every two weeks if homeowner is found guilty.

Tip: If trash bags contain food, it's a good idea to wait until morning of pickup to set trash out. This reduces time birds and animals have to open and scatter debris.

Recent Woodstream East Real Estate Transactions

Contracts:

7119 Forbes Blvd	\$345,000
10324 Broom Lane	\$340,000
10525 Storch Drive	\$319,990

Sold:

10416 Storch Drive	\$339,000
10412 Storch Drive	\$337,999
7019 Storch Lane	\$335,999
10342 Broom Lane	\$334,900
6915 Storch Circle	\$330,000
10529 Storch Drive	\$314,900

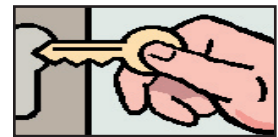
Rented:

6907 Forbes Blvd	\$1,500
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Active:

10416 Storch Drive	\$2,000
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Info courtesy Cynthia Spigner, Century 21 Trademark Realty, Inc., 301-441-1100 or 301-794-5927.



Need a new mailbox lock?

Call or go to the Lanham Post Office at 9801 Lanham Severn Road. A postal employee will come out and replace your lock and give you a new set of keys for a small fee.

Classified Ads and Postings

Dog Walker Wanted: Seeking responsible person in Woodstream East to walk a Golden Retriever on several weekday afternoons. Very friendly, obedient female dog who enjoys lots of love and attention. Must be willing to clean up dog waste during walk. Please call Kevin, 301-642-4611.

Found: A tuxedo cat — big, gentle and talkative. To claim, call Edith Yinkey, 301-864-6621, or yinkey@erols.com.

Fur coat: Lady's vintage fur coat. Chocolate color, excellent condition. Size S/M. \$600 cash. Already cleaned for the season. Call Cynthia, 301-794-5927 or CASpigner@cs.com.

Treadmill: Jane Fonda model. Made for walking only. Excellent condition, folds up for easy storage. \$75 cash or best offer. Call Cynthia, 301-794-5927 or CASpigner@cs.com.

Editor's note: *Classified Ads and*

Postings is a free service for Woodstream East homeowners. **Our next newsletter will be published in June. Deadline for copy and classified ads is May 15.** Ads and articles subject to space and editing. Please insert all text in body of an e-mail and send to CASpigner@cs.com.