



Willowwords

The Official Newsletter of the Willowood Neighborhood Association

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President's Message

In general, our community continues to look great, and home sales remain quick with excellent appreciation. Now that the nice fall weather is upon us, it's time once again to think of outside maintenance on our homes.

After 8 - 10 years, if you've never painted your shutters and door, it's probably time. It's amazing how a fresh coat of paint can help spruce up your home's appearance. If you want to use a different color paint than what is currently there, remember that you need architectural committee approval. Forms are available either from Residential Realty or on-line at our community website. Also, fences and decks need to be kept in good repair. It is a good idea to power wash and/or stain these wooden structures every year, both to keep them looking good and to extend their lifetimes.

Some of your HOA board members will soon be conducting an inspection of our community. We will especially be looking at:

- Proper care and maintenance of yards and landscaping.
- Trim around doors and windows that may be peeling or flaking
- Mildew or mold on decks, fences, and siding
- General fence and deck conditions

Please make sure your home is in good shape before winter gets here.

Laurie Ramey

Vice President's Message

Our homes are getting to the age where they need repairs such as paint, replacing posts or trim, and general upkeep. It is important to remember a few things when performing maintenance or improving your property. You must keep the original color, complete work within a reasonable time frame, and receive written permission from the Architectural Committee to add a shed or fence.

It is also important to remember that lawns must be kept at a height of no more than four (4) inches. Your neighbors will appreciate having a well manicured lawn next door, and the community will be the better for it.

The Board of Directors is interested in raising property values. Will you do your part? We will be sending letters to those of you in violation and you will be responsible for the fees incurred with the notices of violation. We also have the right to enter the outside of the property to make the corrections and bill the owner for the repairs. We do not want to take these actions, but it is our responsibility to enforce the covenants.

Chuck Casey

Treasurer's Message

I am pleased to report that through the 7 months ended 7/31/04 our net income was \$155. The largest expense we have is related to landscaping. Our landscaping efforts have helped us maintain an aesthetically pleasing neighborhood. We have a cash balance of \$25,391 of which \$6,556 is reserved for future replacement of the sound barrier.

Thanks to each of you who pay your association fees on a timely basis. This helps us keep fees at a low level. If you are behind on paying your fees, please try to catch up as soon as possible to avoid the late fees. We currently have \$850 in arrears on which the association is pursuing collection. This is the lowest amount in over 5 years.

Don Tarwater

Bulk Trash Collection Update

Unfortunately, the community bulk trash collection in June was not an unqualified success. The dumpster at the corner of Coxwald Drive and Pennell Court was overfilled to the extent that the county refused to collect it. After a week, they returned to pick the dumpster up, but left the excess trash behind on an adjacent lawn. The community owes a big thanks to the homeowners who took it upon themselves to take the extra trash to the landfill.

Board Member Needed

After several years of dedicated service to the community, Doug Kornreich has moved out of Willowood and thus resigned from the board. We need to fill his position on the Board of Directors until the next election in April. Anyone interested in the position should contact either Residential Realty, HOA president Laurie Ramey at 410-796-6510, or any of the other remaining board members.

Did You Know ?

Howard County accepts grass for recycling. Just put the grass in a trash can (without a lid) or in an untied bag and place by the curb on recycling day. More information can be found on the county's website at <http://www.co.ho.md.us/DPW/recycling.htm> or by calling 410-313-SORT.

Resale Packets

All homeowners must have a resale inspection performed prior to selling their home. It is best if you make your request from Residential Realty as soon as you list your home for sale. This way you can ensure that you will have the inspection in time for settlement. Rush requests will cost you more money.

To ensure your inspection goes well, you should have your deck and fence in good repair and power washed or stained. Any peeling paint should be removed and the surface re-painted. All hazardous materials (e.g. gas, oil, propane tanks, etc.) should be removed and disposed of properly at the county landfill.

Website Update

Thanks to the efforts of Scott Habicht, our community website <http://www.willowood.org> is finally starting to come together. The Architectural Committee form is now up, as are the recent newsletters. If you have any suggestions or comments about what you'd like to see there, please use the feedback link to let us know.

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Reminders

- Please be courteous to your neighbors by cleaning up after your dog(s). If you don't want it in your yard, your neighbors don't want it in their yards and we don't want it in our common areas.
- Please be careful how you bag your trash and recyclables, so they do not end up all over our neighborhood on windy days.
- Howard County Code requires all homeowners to remove snow from sidewalks adjoining their property within 48 hours after a snow fall.
- You need architectural committee approval for any changes to the exterior of your house.
- Look for the next fun-filled issue of Willowoods coming in January 2005.