

Fairwood

A new horizon

Vol. 1, No. 2

The Official Source for Fairwood Community News

Spring 2004

What's Happening in Fairwood?

By Nancy Tucker,
Rouse Fairwood Development

Fairwood, Prince George's County's premier community, continues to grow. Already there are 150 homes occupied or under contract, including the exciting new town homes by Goodier Builders and the town and manor homes on Fairwood Parkway by Rocky Gorge Builders. The town homes offer a new dimension of living at Fairwood, as will the condominiums Goodier Builders will begin late this year.

The Prospect neighborhood has been completed with the

Endeavor neighborhood well on its way to completion. Now, there are four new neighborhoods in various phases of construction. Homes are well under way in The Trace at Fairwood and The Hope at Fairwood areas while site work is beginning in The Bequest at Fairwood and The Promise at Fairwood. We expect sales to begin in the Bequest and Promise neighborhoods by year end.

The planning stages of the proposed retail center are continuing. The Faison Corporation has been contracted to develop the village center at Fairwood. Currently, the plans are being reviewed for

approval through the Prince George's County permit process. As with any true neighborhood center, the retail component will contain many of your favorite convenience retailers such as a dry cleaners, video store and bank, in addition to the already-committed Safeway superstore.

Watch for notices of the opening of The Sycamore Club this summer. As it looks now, construction of the amenities around the Club—the tennis courts, putting green, tot lot, bench park—will be completed early in June. Because construction is about nine months behind schedule due

to record amounts of rain last year and a cold and snowy winter, the pool and clubhouse are expected to be complete in July. A specific date will be determined as construction progresses. A presentation of the facilities which will include an office for the on-site manager will be reviewed with the residents at the upcoming Fairwood Homeowners' Association Meeting.

Finally, a new and improved Fairwood web site was launched in late April. Visit the web site at www.fairwoodcommunity.com.

A Message from the Glenn Dale Fire Association

It has come to the attention of your area Emergency Services Provider that there has been misinformation, in the area of home sales, regarding the services available to the Fairwood community. It is our hope by through this article to provide information that is current and directly relates to the Fairwood area.

The Glenn Dale Volunteer Fire Association is the provider for

Fire, Rescue and Emergency Medical Services to the Fairwood community. Many parts of the Fairwood area have a Bowie zip code; however, you are a part of Glenn Dale.

The Glenn Dale Firefighters are volunteers and there are over 103 members currently serving the community, but new volunteers are always needed. Funding for our operation is dependent on the

community for major costs. The annual budget is around \$200,000. We currently operate one standard fire engine, one rescue engine, one ladder tower, one heavy rescue squad, one basic ambulance, one paramedic ambulance, one brush fire unit and three command vehicles. Our annual call volume is over 7,000 runs of all types.

The entire service area is rated

at a class 4 by the Fire Insurance Industry's rating system commonly referred to as the ISO. The Glenn Dale Fire Association is located at 11900 Glenn Dale Boulevard, Glenn Dale, Maryland, 20769. For routine business matters, please contact us at 301-805-2400, or via fax at 301-805-2400. We remind you to call 911 for any emergency.

Inside

The Cicadas Are Coming!

Turn to page 2 to find out the latest on the little invaders

Spring Has Sprung

Helpful homeowner tips on how to get your new home ready for Spring, page 2.

Pet Pointers

Turn to page 3 for helpful hints on keeping your pets playful and well-behaved.

Briefly in the News

Be sure to check out page 3 for details on upcoming street paving and repair work.

Fairwood Fights for the Schools

Photos of Fairwood's meeting with the school board officials on page 4.

PLEASE NOTE:

The next Fairwood HOA meeting is scheduled for Monday, May 17th 2004 at 6:45 p.m. at the Glenn Dale Elementary School.

Who to Call

Important Fairwood Phone Numbers

CMI Property Manager

Dan Lowery (HOA Issues)
(301) 924-7355

The Rouse Company

Nancy Tucker (Development Issues)
(410) 992-6028

Trash Removal

PG County Waste Management
(301) 952-7630

Street Light Outages

BGE
1-800-685-0123

Prince George's County Fire & Police

Police & Fire Emergency: 911

Fire Non-Emergency: (301) 883-5200

Police Non-Emergency: (301) 336-8800

Emergency Information Line: (301) 350-9700

CMI
16 Executive Park Court
Germantown, Maryland 20874

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Memorial Day Parade Planned

The City of Bowie will celebrate Memorial Day Weekend with a parade. This will be a patriotic tribute to America's Heroes and Life in the Bowie Tradition. The parade will be held on Saturday, May 29, 2004 beginning at noon.

Marching groups, floats, service groups, antique cars and other unique entries are invited and encouraged to march. Following the parade, entertainment, food, and distribution of awards for parade participants will provide a fun-filled afternoon for the entire community.

All those interested in participating in the parade as a volunteer or participant should contact Shannon Carpenter, Special Events Coordinator, at 301-809-3078 or scarpenter@cityofbowie.org.

BOWIEFEST 2004

Preparations Under Way

Plans are under way for this year's Bowiefest which will be held June 5, 2004. This year's theme will be "Retro Fest - A Tribute to the Sights and Sounds of the 20th Century."

At this time the City of Bowie Civic Affairs Committee is accepting a limited number of applications for food and information booths.

For more information or to request an application please contact Shannon Carpenter 301-809-3078.

The Soroptomist International of Bowie & Crofton will sponsor the Crafters portion of Bowiefest. Persons interested in participating, should contact Pat Houck, (301) 262-0953.

Spring Community Reminders

Here are several spring reminders for Fairwood homeowners to help keep the community looking great and allowing neighbors to enjoy the outdoors together.

- Please mow your yard—grass growing season is here!
- Drive slowly, kids will be out playing.
- Do not park cars on the grass.
- Please keep your dog on a leash.
- Pick-up after your dog during a walk.
- Do not litter with cigarette butts.
- Pick-up the local delivered newspapers and any solicitations. (throw them away if you don't want them).
- Cover your trashcans and pick-up trash the wind blows around.
- Please do not lean on or break tree branches, especially when playing organized games (the trees are still young and fragile).
- Keep grass and mulch intact when using the common areas. (grass growing season is here and the tot lots will be in use).

Anxious to Build that Deck or Fence?

Summer is right around the corner and this is the perfect opportunity to get those exterior changes and additions to your home completed. Fairwood residents should submit for an approved Architectural Change Application prior to starting any modifications. Once applications are received the Architectural Control Reviewer will review them on a monthly basis. Please note, there is a 3-6 week turn around time for all applications. Applicants

will be notified in writing as to the decision concerning their change. To eliminate the possibility of delay, it is helpful to include design, sketches, photographs, color samples, etc. This will help the reviewer gain a better picture of the changes you intend to make to your home. If you are in need of an application or have any questions regarding the process, please contact Property Manager Dan Lowery at 301-924-7355.

SHARE YOUR NEWS OR ADVERTISE YOUR BUSINESS

Introduce your services, send a classified or share your milestones (birthdays, babies, anniversaries) with your friends and neighbors in Fairwood.

Contact Andrea today at 301-519-1678 or via email at fairwoodnews@aol.com today.

Cicada's Are Coming! Are You Prepared?

The 17 Year Locust, correctly called Periodic Cicada, emerges this spring with potentially serious consequences.

How the Cicada Causes Damage

The adult female Cicada has a saw-like appendage - called an ovipositor - which notches the bark on stems and twigs of the trees and shrubs on which the eggs will be laid. The eggs are deposited into these notches. This egg laying activity can cause the entire branch to die; if the cicada population is large (which we expect) and many adult females lay eggs on the same plant, the entire plant can be killed.

What Plants Are Most Likely to Be Damaged?

Cicada's primary targets will be young and newly planted trees, such as Maple, Dogwood and Flowering Cherry and Birch, but Oak and Nut trees may also be damaged. Large mature and well established trees (over 5 years old) and evergreens should not be significantly affected. Shrubs are generally not targets, although some Viburnums were damaged in the last round 17 years ago. Herbacious plants - annuals and perennials - should be unaffected.

If You've Known for 17 Years That This Was Coming, Why Wasn't Something Done About It?

We did; every time your site was treated for grubs, significant control of Cicada larvae was achieved. As with Japanese Beetles, however, untreated adjacent properties will produce literally thousands of these monsters, which will move to your landscape.

How Will I Know When They Arrive and When They Will Leave?

You'll hear them. They'll be very noisy. If you look carefully at the soil, especially in turf areas, you will see their emergent holes, surrounded by small mounds of soil - probably the first week of May. We expect them to arrive in the first part of May, and persist until late June. The adults mate about one week after emergence, and the newly laid eggs will hatch in about 6 weeks. When the beetle/larval stage emerges from the ground, it will climb the base of the nearest tree or shrub. It's at this point that it sheds its shell-like exoskeleton, developing into the adult stage, leaving the familiar brown HUSK-like shell. These are expected to be prolific.



What Will You Do About Them? Will You Spray Them or Something?

There is no effective control. Systemics (such as Orthene TM) will have no effect, since the adults will not be feeding. (Systemics work when the pest injects the pesticide.) The only contact pesticide that will work is SEVIN TM; however, each individual Cicada would have to be sprayed. This would require applications every two days or so; the amount of chemical on your site, and the cost, would be considerable - and with minimal results.

What About the New Landscape Plantings We Have Scheduled?

Not every new tree, of course, will be attacked. This will be a hit-or-miss event.

Article courtesy of McFall & Berry Landscaping.



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Deadline

The deadline for the Summer of Fairwood Focus is July 15.



Tips for Well Behaved Pets

By Dr. David Handel, DVM

Even though your future plans may not include showing your dog at next year's Westminster Dog Show, most owners desire a well-behaved pet. For a dog owner, basic obedience training is an important component when teaching your pet good behavior. Setting a baseline of good behavior for your dog is particularly important if you want to rule your home and not be ruled by your dog! Consistency is imperative so the entire family must agree on what the basic guidelines are before starting any obedience program. If you do not want your dog to jump on the sofa then everyone must agree that this behavior is never appropriate.

The best time to begin training your dog is when they are a young puppy. However, this is not always possible and owners with older dogs should not be discouraged from training their pet. Older dogs may have already developed undesirable habits that will need to be broken during the training phase.

There are many different methods of obedience training, but we will focus on the use of praise and positive reinforcement. This method is similar to receiving payment for a job well done! In general, it is thought that positive reinforcement is a more powerful and long lasting method of training than other methods. Positive reinforcement should be offered after your dog has done the appropriate task. The reinforcement should not be used as a bribe to get them to perform the task. So, if you ask your dog to sit and he sits you might reward him. Whereas if you have to give him a food reward prior to sitting in order to get him to sit, you would be bribing him. A food reward can be used, but only small amounts of food are necessary. Some examples of appropriate food rewards are tiny pieces of cheese or small pieces of biscuits. It can take many tries to teach one command. After your dog has mastered a given task it may not be necessary to reward them with each successive completion. Verbal praise should also be offered to your pet so that she does not expect food

at the completion of every command.

When teaching your dog to perform a specific task you must be consistent in how you ask for this to be done. So, if you want your dog to "come", then consistently use the word "come" when trying to teach this task. If you say "come" sometimes and "come over" at other times it is likely to confuse your dog. If you issue the command the same way each time your dog will not get as confused and may learn faster. Remember to make sure that your commands are distinct from one another so that there is no confusion about what you are requesting from your pet. It is also a good idea to use your dog's name when practicing commands.

Training is not always easy. You should start by working with your dog for no more than 15 minutes at a session or both you and your pet will get frustrated. Varying the location of your training sessions is important so that your pet will learn to obey you regardless of where you are. If you always practice sitting in the kitchen, your dog may not learn to sit anywhere else! Multiple short sessions, throughout the day, will best help your pet accomplish the goals you set out for her.

For many new dog owners it may be helpful to seek the guidance of a professional trainer. Training classes not only teach commands, but also offer socialization skills for your dog. Before settling on a class you may wish to interview the trainer and observe them in a class setting to see if your goals and ideals match their training philosophy. It is a good idea for the class size to be small, as this will afford you more time with the instructor. Once you choose a class you should arrive prepared with any questions you have that are specific to your pet.

Your veterinarian is often a valuable resource when you have training questions or problems. If you are having specific training or behavioral problems, your veterinarian may be able to suggest some training techniques or other behavioral modification methods.

Obedience training should be viewed as punishment. Instead it should be a learning experience for both owner and pet. Your dog is a valuable member of your family and the ability to communicate with her and elicit an appropriate response, on a routine basis, is extremely important for both safety and enjoyment.

Briefly in the News

Street Work Coming Soon

Within the next month or so the community builders and Rouse Fairwood will be performing street work; to include curb and sidewalk repairs in the Prospect and Endeavor neighborhoods. In addition, adjustments will be made to valves, water/sewer lines and manholes in preparation of road paving in mid June. There should be minimal disruption to homeowners but we want everyone to be aware that the work will be taking place. Thanks for your cooperation!

Polite Pet Owners

Summer will soon be upon us and pet owners will be out and about in the community with their dogs. Just a reminder to all the Prince Georges County Animal Management Division requires that all pet owners keep their dogs, cats and ferrets on leashes and under the owner's control. These animals must have the rabies vaccination as well as be licensed within the County. Fairwood homeowners MUST clean up after their pet's solid waste. Neighbors are getting tired of smelling and stepping into the little piles of surprises in the grassy areas. Remember that violating any of the above mentioned County animal laws might result in the issuance of fines by an Animal Control Officer. If you would like to report a pet offense or violator, please contact the Animal Management Division at 301-499-8300.

Keep it Bright

To report any community street lights that have been burned out or are in need of repair, please contact BGE at 1-800-685-0123. You should have the location of the pole as well as pole number when calling. Let's keep the community bright and well lit, report any outages today. Thanks for your cooperation.

Trash Services

The Prince Georges County Waste Management Division handles trash removal and recycling within the community. New residents to Fairwood should contact the Waste Management Division directly to set up trash and recycling services by calling 301-952-7630. We remind all residents to place their trash bags into a trash container with a lid. This will keep crows and other animals from picking through your trash and having it scattered throughout the community. Most importantly please be sure to relocate your trash containers to your garages after pick up. If every person cooperates, this will go a long way to help keep this a beautiful neighborhood.

Mow Those Swales

Residents are reminded the swales in their yards must be mowed and maintained by the homeowner. Landscaping maintenance by the landscaping contracting service is for common area properties only. Please keep your yard looking neat and well maintained. Cut the grass, weed your flowerbeds, trim the hedges and mow your swales.



Satellite Dish Info

Satellite dishes are in constant use in Fairwood! Dishes are permitted in the community, however please be sure to fill out an "Intent to Install an Antennae" prior to installing your dish. If you have already installed your dish, please contact your property manager today so that he may send you the application. Satellite dishes will not be denied, however there are rules and regulations as to placement and appropriate screening. For further information please refer to your Homeowner Guidelines and documents or contact Dan Lowery at 301-924-7355.

Fairwood Meets With School Board Officials

By: Roy Betts

On April 5, an ad hoc committee of the Fairwood HOA met with the Prince George's County elected political and school board officials to discuss the future of a school at Fairwood and the school situation in the region serving Fairwood in general. It was a solid exchange of information and follow up meetings will likely occur on an on going basis as the Fairwood community grows. Stay tuned to flyers and additional newsletters for more information.

Photos: Roy Betts



District 6 Councilman Sam Dean, Bob Kuntz, acting director, Planning & Architectural Services, Prince George's County Public Schools, Beatrice Tignor, chair, Prince George's County Public School Board, and Howard Stone, vice chair, Prince George's County Public School Board, meeting with Fairwood homeowners to discuss the future of Fairwood elementary school and overall school situation in the county.



(L-R): Fairwood Homeowner Lynne Haines, Gary Klacik, director-development, Faison, and Richard "Chip" Reed, attorney, Rifkin, Livingston, Levitan & Silver, LLC, discussing plans for the Fairwood Village Center.



Fairwood homeowners meeting at Glenn Dale Fire Station to discuss future Fairwood school and plans for the retail village center.



Fairwood homeowner Lynne Haines looking on as District 6 Councilman Sam Dean addresses Fairwood homeowners. Joining councilman Dean at the meeting were Bob Kuntz, acting director, Planning & Architectural Services, Prince George's County Schools, Beatrice Tignor, chair, Prince George's County Public School Board, and Howard Stone, vice chair, Prince George's County School Board.



Just Moved to Fairwood?

Welcome! One of the most popular questions asked by homeowners is when do I have to pay my assessment fee? Some communities require assessment fees to be paid on a monthly basis, however, in Fairwood, the assessment fee will be collected yearly. Residents should expect to receive their assessment statement/invoice every July. The assessment may be paid out of pocket by the homeowner or set up in escrow by your mortgage company.

Upon settlement of your new home, the settlement company should send CMI Property Management (the community management company) certain documents along with any money you paid up front for your Association fees at time of settlement. Once CMI receives these items, your

account will be set up and a "Welcome Packet" from CMI will be mailed to you within 60 days after settlement. The packet will include:

- Welcome letter introducing CMI and an overview of their role at Fairwood.
- Important names and contact numbers for CMI
- Current Community Budget

If you have not received this packet after 60 days upon settlement, please contact Property Manager Dan Lowery at 301-924-7355, to see if your account has been set up. If your paperwork has not been received by CMI, you will need to contact the firm, which handled your settlement. Congratulations on your new home, we wish you all the best!