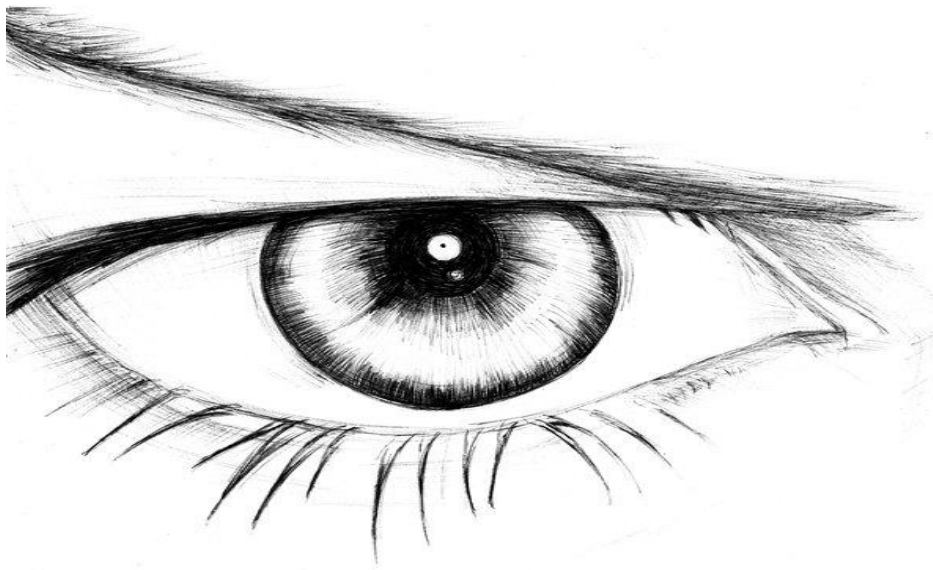


*WINTERSET HOMEOWNERS
ASSOCIATION*

**EYE OF THE
COMMUNITY
NEWSLETTER**

Spring 2023



WINTERSET HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

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WELCOME

Greetings to all of our Winterset residents. Welcome to the Spring 2023 edition. The purpose of the newsletter is to keep the residents informed about news and developments that affect our community and the surrounding area. This edition contains articles on the following topics:

- *Tips For Preparing for Home for The Spring/Summer Season*
- *Mosquito Control*
- *Playground Updates*
- *Scoop The Poop*
- *County News*
 - *Speeding*
 - *Litter Patrol*
 - *Trash, Recycle Pickup, and Yard Waste Collection*
- *Request For Committee Membership*
- *Going Green*
 - *Do We have Your Email Address*
 - *CINC*
- *Pets, Poop and Scoop*
- *Community Inspections*

WELCOME NEW RESIDENTS

Welcome **NEW RESIDENTS!** We are elated that you chose this community to reside in. As you can see we are a beautiful community located near the pulse of the county government, equestrian center and just minutes away from Washington D.C.

Please take a moment to familiarize yourself and family members with the information contained in our governing documents. The established guidelines and rules are intended to ensure that this community remains beautiful and the value of our homes does not decline because of community appearance. A copy of the current Architectural Control Guidelines can be found on the website at:

<http://www.wintersethoa.com/CommunityArc.html> . **WE URGE YOU TO ABIDE BY THE GUIDANCE** and if you have questions, contact Quiza Management at 301 805 1050 or sent an email to: winterset119hoa@gmail.com.

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PREPARING YOUR HOME FOR SPRING/SUMMER

Now that winter has come and gone, it's time to stop hibernating and start enjoying the outdoors again. Kick off the warm season by tackling some spring cleanup outside your house.

1. **Do you have a chimney?** If so, now is the time to have it cleaned and inspected. Blockages and buildup in chimneys can lead to dangerous conditions such as fires and inadequate ventilation.
2. **Add insulation to attics and crawlspaces.** Inadequate insulation in attics allows heat to rise and out of your home, forcing air conditioning systems to work harder to keep your home cool.
3. **Install a programmable thermostat.** Programmable thermostats allow you to automatically create a heating/cooling schedule for your home.
4. **Arrange for a professional inspection of your air conditioner.** Just like automobiles require service, so does your unit. It's worth the cost of the service call.
5. **Install a carbon monoxide detector.** Gas log fireplaces and furnaces can give off toxic carbon monoxide gases. Installing a detector can mean the difference between life and death. Be sure to follow the manufacturer's recommendations on placement and installation.
6. **Install fresh batteries in all smoke alarms.** Change the batteries in all smoke alarms at least twice a year around daylight savings and time changes.
7. **Inspect fire extinguishers.** There's nothing worse than needing the extinguisher and it's no longer in good working condition. ☹️. **Replace if necessary.**
8. **Clean the gutters, and check to ensure that they are secure.** There's nothing worse than a flooded basement or gutters that become flying objects.
9. **Clean Your Home's Exterior, Fence, Patio, and Deck.** Use a pressure washer loaded with detergent to remove caked-on dirt and grime from the exterior. Clean with slow movements of the wand. Let the washer's cleaning solution work into the area for a few minutes before you rinse with a water-only stream from the washer, or water from a garden hose. Always start with a lower pressure when unsure of the effects it may have on the surface.
10. **Clean Up Your Yard--** Start by picking up leaves and other debris. Use a rake to collect leaves and debris and use yard refuse bags for disposal. You can also shred or mulch leaves with a mulching mower so that they compost on the lawn and provide added nutrients. This is a good time to help trees, shrubs and flowers start their bloom. Prune any dead, diseased or out-of-control branches from trees and shrubs. Use a handsaw to cut off branches that are dead, infested with insects or disease. Pull up weeds and crabgrass. Remember to remove the entire root system by pulling firmly by hand, or by using a shovel or weeding tool. Spot-check your garden once a week to keep weeds from coming back. For an onslaught of weeds, use a post-emergent herbicide that works on weeds that have already begun to grow. When using post-emergent herbicides, take care not to damage wanted plants. Avoid spraying herbicides on newly seeded grass or in the garden.
11. **The Lawn.** Thatch builds up when grass clippings are not chopped finely enough with a mulching mower or if excessive clippings are not removed after cutting. You should dethatch and aerate your lawn after the grass has begun growing for the season—usually after the first or second mow. You'll know you must dethatch if clumped, dead grass is more than 1/2" thick. Use an iron rake or a thatch rake

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to cut through and remove thatch. For large lawns, consider renting a walk-behind dethatching machine. Aerating allows for greater movement of water, fertilizer, and air in and out of the soil. It also encourages deep root growth. So be sure to aerate before applying fertilizer.

12. **Fertilize and Seed Your Lawn**-- Fertilizing your lawn enriches the soil and creates a hardier, greener lawn. It promotes new growth and healthy roots while healing the grass from damage caused by foot traffic, pets, and the elements. Some fertilizers are packaged for certain uses and types of grass. Before you begin, determine what kind of grass makes up your lawn. A balanced lawn fertilizer contains equal proportions of nitrogen and potassium. This is indicated by the nutrient ratios on the package. Read fertilizer labels for proper application times, amounts and conditions. Apply only as directed on the package.
13. **Painting**--Check the exterior for dull, chipped, or missing paint. It may be time for a fresh coat. **An architectural application is needed if you want to change the color**
14. **Caulk around windows to prevent hot air from seeping in.**

*Although the Board of Directors is tasked with managing the business of the Association, the Association is composed of **EVERYONE!!** Each Homeowner has an equal share of the responsibility with regards to the maintaining the integrity and cleanliness of the community. We should always be mindful of the exterior appearance and condition of our home, lawn and vehicles parked in our driveways and streets.*

MOSQUITO SPRAYING



The Winterset community will be sprayed for mosquitos on Mondays, starting **May 31st**. spraying will take place in the evenings and as a precaution, all residents should stay inside their homes and close all windows while the spray truck is in the area. Bring all pets inside and should remain inside for at least 30 minutes after the truck has passed. If there are people outside, the spray will **not** be released, and the truck **WILL NOT RETURN**.

REFUSE COLLECTION

Our collection/pickup day for household trash and recycling is **THURSDAY** of each week. If that day is a holiday, we will be serviced the following **MONDAY**. Please do not place your bags our scheduled pickup days. Some neighbors storing trashcans on their driveway; both



day. Yard waste and food recycling is picked up on or cans on the curb prior to 6pm the evening before are placing bags on the curb throughout the week, and violations affect the appearance of the community.

SIGNS

Have you noticed the signs at the front entrance and playground? Signs have been installed at the front entrance and both playground entrances. These signs are to alert vistors to our neighborhood that

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SOLICITING IS NOT PERMITTED IN THIS COMMUNITY, AND THAT THE PLAYGROUND AND EQUIPMENT IS FOR WINTERSET RESIDENTS ONLY. We have witnessed loitering in the playground and the intentional damage to some of the equipment. Let's do our part and preserve/protect our community amenities!! **Repairs are costly!**

COUNTY NEWS

LITTER

Litter and debris are picked up along County maintained roadways. If litter or debris is on



private property, removal is the responsibility of the property owner. The illegal dumping of trash along County roads ranges from soda cans and coffee cups to old refrigerators and construction debris. All this trash must be collected and disposed of to maintain a livable community for a healthy and clean environment. And the same is true for our community. Please remind your family members and guest not to throw trash in our streets or in our neighbors' yards.

WINTERSET NEEDS YOU!

Want to help make a difference in the community and assist with keeping our neighbors abreast of all the latest developments; then consider joining one of the following committees:

- *Newsletter*— assembles and publishes the community newsletter
- *Social*— plans social events designed to promote community unity
- *Architectural*— responsible for reviewing applications for architectural changes
- *Landscape*— responsible for monitoring the grounds in the common areas
- *New Development*— responsible for monitoring new developments in the county and the impact on the community

If you are interested in serving, please send an email to winteraset19hoa@gmail.com with your contact information and the committee you would like to join.

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GOING GREEN!

CINC

Would you like the ability to pay your assessments online, monitor your account and send/receive electronic communications from the management company and board of directors? If so, CINC is just for you. If you have not signed up, please contact the management company (301) 805-1050 for safe, secure and free enrollment.

DO WE HAVE YOUR EMAIL ADDRESS?

Would you like to receive this and other communications via email? Please help us save the trees and lower cost by providing your email address. Your address will not be sold or disclosed without your consent. To sign up, please send an email with your name and address, to: winteraset119hoa@gmail.com. We'll do the rest!!

PETS, POOP AND THE COMMON AREAS

As a reminder, pet owners are required to clean/pickup and properly dispose of pet waste. Lets be considerate to our neighbors and not leave your pet waste on their sidewalk, lawn or in the common areas. **BE A GOOD NEIGHBOR AND SCOOP THE POOP EVERY TIME!**

FYI: Pit Bulls are illegal and must be removed from the County.

COMMERCIAL VEHICLES

In accordance with our governing documents, the parking or storing of commercial, unregistered or inoperable vehicles in the community is **PROHIBITED** unless the vehicle is parked within the garage. **PLEASE REFRAIN FROM PARKING COMMERCIAL VEHICLES IN THE COMMUNITY.**

COMMUNITY INSPECTIONS

Did you know that the community is inspected monthly by the Management Company and periodically by the Board of Directors? Some of the most common violations are trashcans stored on driveways or visible from the street, power washing, painting, weed control and

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unregistered or inoperable vehicles on the street or driveway. Also, we have noted that some residents have made exterior changes without approval. If you have made a change such as adding a room, installing a fence, changing steps or sidewalk, solar panels, etc. we urge to apply. Applications can be found on the Winterset website or requested from the Management Company.

CONGRATULATIONS GRADUATES



“The Best Gift You Can Give Your Family Is You”

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IMPORANT NUMBERS

Emergency Services

911

County Services

311 or 301 780 9600

Property Management

301 805 1050

PEPCO Emergencies

1 877 737 2662

WSSC Emergencies

800 828 6439

Do you have news that you would like to share with the community or topics you think need to be addressed? If so, sent that information to winteraset119hoa@gmail.com.