

Community Newsletter

FALL 2009



IMPORTANT NUMBERS

Police Department	(301)390-2100
Fire Department	249-6525
Bowie City Hall	262-6200
MD Poison Control	429-2424
D.H. Bader Mgt. Co.	953-1955
(John Sheehy: ext 11)	

GORGEOUS LANDSCAPES

The Community Affairs Committee sponsored a Landscaping Contest in July. All homes were automatically entered. The Community drove through the neighborhood and selected 8 houses as the finalist. Representatives from NaturaLawn of America (Bowie Branch) selected the 4 winners from the 8 finalist. The criteria used were: Overall Attractiveness-**a.** curb appeal, **b.** aesthetics, **c.** color, form and texture; Appropriate Maintenance- **a.** use of mulch, **b.** few to no weeds, **c.** plants neat, **d.** shrubs trimmed and healthy.

NaturaLawn of America is a company that uses an environmentally friendly approach to lawn care. Some of the services they offer are: seeding and aeration, spore grub control, moles, ice melt, etc.

If you would like more information about this company, please call 301-352-7884.

The winners of the contest are listed below. They each received a gift card from Homestead Gardens. A Landscaping Winner sign was posted in each winner's yard for a week to publicly acknowledge their gorgeous landscape. Congratulations again to the residents at:

15403 Pinetree Court
1700 Planetree Way
1738 Peachtree Lane
1505 Peartree Court

ANNUAL MEETING

The Annual Meeting was held Thursday September 3, 2009 at South Bowie Community Center. H.O.A. Board elections could not take place due to lack of community quorum. The Annual Meeting will reconvene Thursday October 1, 2009 at South Bowie Community Center. A summary of last year accomplishments and defeats were given by the vice president of the H.O.A., chairman of Landscaping and Community Affairs Committees. Residents in attendance were disappointed about the defeat of speed humps and requested the Board to revisit this initiative due to numerous car accidents that have occurred on Pin Oak Pkwy. Community magnets should have been included in residents August mailing with the annual budget. It was discovered that all residents did not receive community magnets. The Board and management will resolve this problem. Residents expressed concern of witnessing homeowners disposing debris on common grounds and how this affects the budget.

VOLUNTEERS FOR CHRISTMAS DECORATIONS

If you would like to volunteer to help install/dis-mantle Christmas decoration at the entrance, please contact the board at toc315homes@yahoo.com. Installation date is Saturday November 21, 2009 at 10:00 a.m. Dis-mantling date is Saturday January 2, 2010 at 10:00 a.m.

CLIPS FROM THE CITY

Sign up for Capitalert

Alert Bowie is the local system that provides emergency information and also informational messages on job vacancies, monthly news and events, pets picked up, government closings and City Council actions. If you would like to sign up for any of the local alerting systems go to www.capitalert.gov.

Junk Mail

If you have too much junk mail to deal with individually, here is something you can do about it. Send a postcard or letter to Mail Preference Service, Direct Marketing Association, PO Box 643, Carmel, NY 15012-0643. Include your complete name, address, zip code and a request to "activate the preference service". For up to five years, this will stop mail from all member organizations that you have specifically ordered products from.

Teen Job Bank

Teens between 13 and 18 yrs. of age are needed to help residents with jobs like babysitting, snow shoveling, lawn and yard work and housework. Cost and fees are arranged between the teen and the resident requesting the service. If you are interested go to the City's website,

www.cityofbowie.org to download the required forms or call 301.809.3033 for forms to be mailed.

Parking on City Streets

The City Council passed an ordinance establishing additional parking regulations on City streets. The Ordinance became effective October 4, 2007. This City Code requires that vehicles be parked right wheels to the curb or in the case of a one way street, parallel to the curb in the direction of authorized traffic movement. This means that your vehicle must be in the same direction as the flow of traffic. If you would like to view this section of the City Code, please visit the City's website at www.cityofbowie.org, select government from the top of the home page, then select City Code and View City Code, then select chapter 14, "Motor Vehicles and Traffic," and view Section 14-10A.

Fallen Leaves in Street

As residents rake, collect and dispose of leaves, it is important for all to remember not to rake or deposit fallen leaves and other yard waste into streets and gutters, as prohibited by the City Code, Chapter 10. Please properly bag leaves for Wednesday yard waste pickup, or during the leaf collection program, pile the leaves atop the curb and on the grassy areas of the public rights-of-way adjacent to the pavement.

Dates to Remember

September 7 th	.....	Labor Day
October 1 st	.....	Bd. Mtg.
October 12 th	.....	District 4 Town Hall Mtg.
October 25 th	.....	Octoberfest @ Bowie's Farmer Market
November 3 rd	.....	City Election Day
November 5 th	.....	Bd. Mtg.
November 21 st	.....	Decorating Entrance

MANAGEMENT MATTERS

Ms. Tershia Knight is no longer the Property Manager for Tall Oaks Crossing. Bader Management has appointed Mr. John Sheehy to this position. Mr. Sheehy served this community prior to Ms. Knight. He can be reached at 301-953-1955 X11.

For those persons that haven't quite decided if they should volunteer in the community, our management company has listed reasons you should consider.

Ten Reasons to Volunteer for the Association

1. Protect your self – interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.

6. Have some fun. Association work isn't drudgery. It's fun to accomplish good things with your neighbors.
7. Get educated. Learn how it's done.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. Your contributions will be recognized and possibly celebrated.
10. Try some altruism. Improve society and your community by helping others.

WELCOME

The Tall Oaks Crossing community would like to take this opportunity to welcome two new residents. If you have any questions concerning the community please contact our property manager John Sheehy at 301.953.1955 x-11 or use the community's email address: toc315homes@yahoo.com. The Tall Oaks Crossing Board of Directors is excited to welcome the Nwabinel and Iweanege family and the Nelson family to our community.

IN MY OPINION

This is a feature for residents to speak anonymously in 150 words or less about the community. You may submit your editorial through the community's e-mail address toc315homes@Yahoo.com

To the residents of the Tall Oaks Community:

Sometime between mid afternoon Friday night (June 12) and mid evening Saturday (June 13) someone ran over the resident black squirrel on Pin Oak Parkway in front of the tennis courts. I believe this was the only black squirrel that was in residence here in the Tall Oaks Crossing area. Over 100 years ago some of these black squirrels were released in the Washington DC area, many decedents still reside in the DC area and in Montgomery County, but few have made their way to Prince Georges County. They are different from the gray squirrels that we have in abundance and are used to seeing dodging cars as the cars speed along the Pin Oak Parkway.

Please be cautious as you travel the main roads of the neighborhood and try to avoid the wildlife. And if anyone sights another black squirrel in the area please advise.

Thanks for your help in preserving the natural environment that we have chosen to invade and to co-exist. We are fortunate to have the abundance of wild life in our neighborhood. I have sighted deer, fox, beavers, opossums, raccoons as well as the squirrels, rabbits, chipmunks and array of birds we enjoy.

Robert P.

Speed Humps

This community has had three accidents on Pin Oak Parkway this summer. This is a large number considering this is a small community. All accidents were contributed to speed. As we know hind sight is 20/20. Could it have been possible that the speed humps that weren't approved could have prevented these accidents? Just something to ponder about.

Pondering resident

References

I have found the new feature References on the web sight to be quite helpful. I am still mindful that I must do my homework in making a selection for a contractor, but now I have a starting point. Great idea.

D.C.

Magnets

I received a Tall Oaks magnet in the mail from Bader Management Company in August. It has come in handy as a quick reference to notify the Board through email or log on our website. This is a good way for residents to stay in touch with our community without searching for the email and website addresses.

Terrie D.

UP-KEEP TIPS

There will be an up-keep tip for your home in future issues of the newsletter. This feature is sponsored by various residents. **Disclaimer:** Tall Oaks Board of Directors, Committees and Bader Management are not responsible for success or failure of any up-keep tips presented.

1. To avoid a major flood in your home, check and replace water supply hoses to your washer.
2. Use "*Mold Armor House Wash Hose End Sprayer*" to remove mildew, mold, dirt and algae on exterior of your house (vinyl, wood and brick siding) with no scrubbing. It can be found at stores such as B.J.'s, Home Depot, etc. The manufacturer is Damp-Rid.

KASUAL KORNER

Been Thinking

"Life is like riding a bicycle. To keep your balance you must keep moving."—Albert Einstein

Word Scramble

The Capital letter is the 1st letter of the scrambled word. See how quickly you can unscramble the word. The answer will be printed in the next issue of the newsletter.

[y m C n i m t u o]

Eating Smart

1-1/2 tsp. hoisin sauce
1/2 tsp. honey
Juice from one lime wedge
1 (4 ounce) skinless salmon fillet,
defrosted if frozen

Hoisin Glazed Salmon

Preheat broiler (a toaster oven/broiler works well for this). Rinse salmon and pat dry. Combine hoisin sauce, honey and lime. Mix well. Line broiler pan with foil. Place salmon on pan and season with salt and pepper and coat generously with hoisin mixture. Broil approx. 4 inches from heat source, basting once, until opaque in the center (about 10 to 13 minutes in the toaster over--a little less in the regular oven).

To make a delicious dinner, serve with brown and wild rice, sautéed sugar snap peas and carrots, and an Asian pear for dessert.

Makes 1 serving. Per serving: 125 calories. Fat: 2.5 grams. Sodium: 178 milligrams. Fiber 0 grams.

Homemade Hoisin Sauce

3 tbsp black bean sauce
1 tsp hot chili garlic sauce
2 ½ tbsp honey
2 tsp dark soy
2 tsp ketchup

Mix together the black bean sauce with the hot chili garlic sauce and honey. Stir together thoroughly. Use Asian Gourmet Authentic Black Bean Sauce; however, you can use any black bean sauce that you choose.

Then add the soy and slowly stir mixing it in completely. Then add the ketchup and the sauce is ready to use. For keeping, store it in the refrigerator in a container with a tight fitting lid.

Makes 1/3 of a cup. This recipe may be doubled to make extra sauce.

REAL ESTATE REVIEW



Residential Book - Customer (9 UP)



15100 PARTRIDGE CT \$339,000
BOWIE, MD 20721-3002 PG6947721
 Detached, Split Level CONTRACT
 BR/FB/HB: 4/3/1 Lvs: 3 Fpls: 1 Yr Blt: 1988
 Gar/Cpt/Assign: 2// Map:007
 Acres: 0.27 HOA/Condo: \$0.00 /
 Int Sqft: 0 DOMM/DOMP: 101/149
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Walkout Stairs
 Heat: Natural Gas, Forced Air
CHAMPION REALTY, INC. Taxes: \$6,478
 Close Date: 31-Aug-2009



16400 PINE TREE CT \$410,000
BOWIE, MD 20721-3026 PG6972252
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/3/1 Lvs: 3 Fpls: 1 Yr Blt: 1987
 Gar/Cpt/Assign: 2// Map:1009H3
 Acres: 0.32 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 207/207
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Fully Finished, Heated, Outside En
 Heat: Electric, Natural Gas, Forced Air
KELLER WILLIAMS PREFERI Taxes: \$8,998



16008 PLUM TREE WAY \$400,000
BOWIE, MD 20721-3027 PG6970073
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/2/2 Lvs: 3 Fpls: 0 Yr Blt: 1987
 Gar/Cpt/Assign: 2// Map:15C12
 Acres: 0.30 HOA/Condo: \$35.00 /
 Int Sqft: 3,192 DOMM/DOMP: 210/442
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Connecting Stairway, Full, Fully F
 Heat: Natural Gas, Forced Air
REIMAX 100 Taxes: \$7,821



15116 PEACHTREE CT \$249,900
BOWIE, MD 20721-3000 PG7007019
 Detached, Colonial ACTIVE
 BR/FB/HB: 5/2/2 Lvs: 3 Fpls: 1 Yr Blt: 1987
 Gar/Cpt/Assign: 2// Map:TBM
 Acres: 0.28 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 70/226
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Fully Finished
 Heat: Natural Gas, Forced Air
EXIT FIRST REALTY BOWIE I Taxes: \$6,705



16102 PEREGRINE CT \$390,000
BOWIE, MD 20721-3029 PG7072821
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/3/0 Lvs: 2 Fpls: 1 Yr Blt: 1990
 Gar/Cpt/Assign: 2// Map:15D11
 Acres: 0.25 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 87/87
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Full, Unfinished
 Heat: Electric, Forced Air, Heat Pump(s), Zon
EXIT FIRST REALTY BOWIE I Taxes: \$7,619



16101 PEPPERIDGE DR \$310,000
BOWIE, MD 20721-3032 PG7077033
 Detached, Colonial CNTG/NO KO
 BR/FB/HB: 4/2/1 Lvs: 2 Fpls: 1 Yr Blt: 1992
 Gar/Cpt/Assign: 2// Map:15C11
 Acres: 0.28 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 27/27
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Space For Rooms, Unfinished
 Heat: Electric, Forced Air
LONG & FOSTER REAL ESTA Taxes: \$8,282



1711 PIN OAK PKWY \$299,000
BOWIE, MD 20721-3073 PG7078053
 Detached, Colonial CNTG/NO KO
 BR/FB/HB: 4/2/2 Lvs: 2 Fpls: 1 Yr Blt: 1995
 Gar/Cpt/Assign: 2// Map:0000
 Acres: 0.28 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 38/38
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Partially Finished, Walkout Level
 Heat: Electric, 90% Forced Air
EXIT REALTY GROUP Taxes: \$7,864



1718 PEACHTREE LN \$299,000
BOWIE, MD 20721-3018 PG7100546
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/2/1 Lvs: 3 Fpls: 1 Yr Blt: 1988
 Gar/Cpt/Assign: 2// Map:1
 Acres: 0.29 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 55/55
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Full, Outside Entrance, Rear Entra
 Heat: Natural Gas, Forced Air
REIMAX SPECIALISTS Taxes: \$7,792



16112 PEARTREE DR \$380,000
BOWIE, MD 20721-3008 PG7108506
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/2/1 Lvs: 3 Fpls: 1 Yr Blt: 1987
 Gar/Cpt/Assign: 2// Map:63
 Acres: 0.25 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 45/45
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Full, Unfinished
 Heat: Natural Gas, Heat Pump(s)
JOBIN REALTY, INC. Taxes: \$8,128

Courtesy of: **Marie Greene**
 Home: (301) 249-7160 Office: (301) 262-3100
 Cell: (301) 806-0919 Email: marie_greene5@hotmail.com
 Company: **Welchert, REALTORS**
 Office: (301) 262-3100 Fax: (301) 805-9230

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 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size and other information is not guaranteed.



Residential Book - Customer (9 UP)



1314 PEACHTREE CT \$349,900
BOWIE, MD 20721-3000 PG7117632
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/2/1 Lvl: 3 Fpls: 1 Yr Blt: 1987
 Gar/Cpt/Assgn: 2// Map:999
 Acres: 0.25 HOA/Condo: \$35.00 /
 Int Sqft: 2,382 DOMM/DOMP: 34/34
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Unfinished
 Heat: Natural Gas, Forced Air
RE/MAX LEADING EDGE, INC Taxes: \$7,392



16108 PEARTREE DR \$344,950
BOWIE, MD 20721-3008 PG7132922
 Detached, Colonial ACTIVE
 BR/FB/HB: 3/2/1 Lvl: 3 Fpls: 1 Yr Blt: 1988
 Gar/Cpt/Assgn: 2// Map:ABC
 Acres: 0.29 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 15/15
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Connecting Stairway, Full, Unfinis
 Heat: Natural Gas, Forced Air
RE/MAX ADVANTAGE REAL Taxes: \$5,162



1420 PEARTREE LN \$399,900
BOWIE, MD 20721-3008 PG7137767
 Detached, Colonial ACTIVE
 BR/FB/HB: 4/2/1 Lvl: 3 Fpls: 1 Yr Blt: 1988
 Gar/Cpt/Assgn: 2// Map:0
 Acres: 0.30 HOA/Condo: \$35.00 /
 Int Sqft: 0 DOMM/DOMP: 9/131
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Full, Unfinished
 Heat: Electric, Heat Pump(s)
RE/MAX ALLEGIANCE Taxes: \$7,471



14810 PEPPER TREE DR \$320,000
BOWIE, MD 20721-3022 PG7144711
 Detached, Colonial ACTIVE
 BR/FB/HB: 5/3/1 Lvl: 3 Fpls: 1 Yr Blt: 1989
 Gar/Cpt/Assgn: 2// Map:0000
 Acres: 0.29 HOA/Condo: \$40.00 /
 Int Sqft: 0 DOMM/DOMP: 0/0
 Adv Sub: TALL OAKS CROSS
 Bsmt Type: Full, Fully Finished, Shelving, Sump
 Heat: Electric, Forced Air, Heat Pump(s)
INVESTORS REAL ESTATE II Taxes: \$8,296



Board of Directors

Vacant, President
Deborah Stafford, Vice President
Vacant, Secretary
Mildred Tyler, Treasurer
Pamela McKenzie, Sergeant-at-Arms
Roland Otey, Director-at-Large
Lee Veri, Director-at-Large

Volunteer Committee Members

Architectural Covenants & Compliance:

Eugene Cunningham, Chairman
Garland Green
Will Sheffield
Roland Otey, Bd. Liaison

Community Affairs:

Wilkins Stafford, Chairman & Newsletter Editor
Eugene Cunningham
James Belton, Neighborhood Watch Coordinator
Mildred Tyler, IT Coordinator
Deborah Stafford, IT Coordinator
Velvenia Minor, Block Captain Coordinator
Vacant, Bd. Liaison

Landscape:

Garland Green, Chairman
Eugene Cunningham
Tim Holmes
Pamela McKenzie, Bd. Liaison
Yvonne Green
Pam Holmes

ADVERTISE WITH US

Resident Rates:

Business card (2in H x 3.5 W): \$15.00

Quarter Page (4x6): \$25.00

Half page: \$45.00

Full page \$70.00

NON-RESIDENT ADD \$10.00 to RESIDENT RATE

KIDS ADVERTISE FOR FREE

Contact us at: (toc315homes@Yahoo.com)