

WHITE OAK VILLAGE

Pesante Norris, LLC- P.O. Box 1566, La Plata, MD 20646
Phone: 301.934.6800 Fax: 301.934.7065



President's Message

Dear Neighbor,

This article is in response to numerous inquiries by residents concerning recent board transactions. It has been brought to the attention of the Board of Directors (BOD) for White Oak Village HOA that individuals are going door-to-door, unsolicited, providing information that at best is fragmented and in some cases is categorically false! Members of the BOD have been approached by several of our neighbors voicing not only their concern about the content of this door-to-door solicitation but also the frustration they are experiencing when being accosted, in many cases more than once, by these individuals, requesting they sign a petition containing information they are not familiar with.

From the information provided to the Board by various neighbors we understand the issues in question center around the termination of the association's contract with our previous agent/management company (PME), the acquisition of our new management company Pesante Norris, LLC along with the relationship of a Board member to a partial owner of our new management company, work recently performed on the Board's behalf to beautify the community and possible community guideline infractions by specific association members. All of these same issues were brought to the Board's attention and addressed during our last meeting of the BOD in July. During this meeting the Board addressed PME's opting out of their existing contract with the association forcing the Board into a position to obtain a new management company within 30 days. Notice of the transition of management companies was addressed in the July newsletter. During this meeting the Board also stipulated a partial owner of the new management company was related to a member of the BODs and at no time was there any attempt to keep this information from HOA members. The fact of the matter is our new management company's bid response came in far less than the next nearest quote received for management services. The Board was also accused of not obtaining multiple quotes for recent beautification efforts performed in the neighborhood. The fact is the Board did acquire multiple quotes for management services, new entrance signs and brick work. The Board selected these vendors not by name or any possible relationship to Board members but by the price provided in response to our requests for quotes.

The Board has requested and funded a complete, impartial, third party audit of the association's books based on the actions brought by our previous management company. The Board has a fiduciary responsibility to ensure the association's funds are protected. By acquiring a new management company that employs Certified Public Accountants (CPAs) and is licensed and bonded by the state of Maryland to ensure the integrity of the work they perform on behalf of their clients, the BOD believes all actions to acquire a new management company were and are in the best interest of the association.

The current BOD has worked diligently over the past four years to be a good steward of the association's finances and improve the overall appearance of the community. The BOD over the past four years has worked hand-in hand with the Charles County Sheriff's Office to provide two community clean-ups annually, additional speed limit enforcement, an attempt to resurrect our Crime Watch program, Community bicycle ride-through of the trails and roads in the community along with many other partnerships that have resulted in a safer community. The Board has worked to create, sponsor and promote additional activities including two community yard sales annually and increase participation of members during our annual recognition of National Nite Out. Four years ago the Board established a website specifically designed to provide needed association information as well as a communication vehicle for all association members. The Board plans to make additional improvements to the neighborhood in the very near future based on need and specific request made by association members.

I, like my fellow Board members, appreciate your trust and support of our efforts to do the right thing for our community. We plan on doing more in the future and hope you will participate in meetings and other neighborhood events coming up this fall. Thanks for your attention to the information and I look forward to seeing you in the near future.

Thank you, Jerry Dalsey, President, WOVHOA BODs

Calendar

September 2nd (7pm) / Next Board Meeting

Trinity Baptist Church

September 20th (8am – 12 NOON)

Community Yard Sale

September 27th (8am – 12 NOON)

Fall Clean Up

October 7th (7pm) / Board Meeting

Trinity Baptist Church

October 17th

Proxies DUE to management by this date–

No exceptions!

Fall Clean-up Day

Our fall clean-up day is scheduled for Saturday, September 27th. We will be working in the community from 8am – 12pm. Please meet us at the “dead end” of White Oak Drive at 8am.

If you can, please bring shovels, rakes, buckets, and work gloves. We will bring trash bags and other items needed to help in the clean-up process. Morning refreshments and lunch will be served to those helping with the clean-up.

Officer Smith, our community officer, will be helping in this event. We hope you will be able to join us and help our community to look its best.

Fall Community Yard Sale

Our fall community yard sale is scheduled for Saturday September 20th. This is your chance to turn your unwanted items into someone else’s treasure! Display your items for sale on your driveway or front yard. If you display it–they will come!

A notice will be placed in the Maryland Independent announcing this event. Two signs will be placed at the two community entrances. You are welcome to put up directional signs leading to your home. Please remember two very important things–ask permission before putting a sign in someone else’s yard and remove all your signs when the yard sale is over!

Quick Reminders

A Reminder regarding Pocket Bikes/Mini-Motorbikes

Recently a board member stopped an individual riding a pocket bike on the streets of White Oak Village, and told him he could not ride his bike on the streets. The bike rider then stated he was told it is legal as long as he obeys traffic laws. The board member then consulted the Charles County Sheriff’s Department and verified the individual was given wrong information. **Per the Charles County Sheriff Department, it is illegal to ride pocket bikes/mini-motorbikes through residential streets, and you will be ticketed by the Sheriff.**

Board Meetings

Meetings are held the first Tuesday of the month at Trinity Baptist Church located at 2671 Matttawoman Beantown Road in Waldorf. These meetings begin at 7pm and are open to the owners and residents of the community. Homeowners and residents are given two minutes to speak with the Board at the end of every meeting. This would be your opportunity to state any complaints, compliments, or offer suggestions.

Meeting dates for 2008:

September 2nd

October 7th

October 27th (Annual Meeting)

November 11th

December 2nd

Please join us for these meetings and let us know your concerns and compliments!

Maintenance reminders/tips

Pease check your aluminum siding for mold and power wash if necessary.

These tips are to help our community look nice.

Back to School and Crime Prevention

The source of this article is the National Crime Prevention Council (NCPC). More NCPC articles, ranging from helping teen crime victims and dealing with bullies, to teen dating violence, are posted on the Crimewatch page of the White Oak Village website: <http://www.whiteoakvillagehoa.com/crime.php>. I'm hoping you and your kids will find this information valuable in having a safe, fun, and educational school year.

A Dozen Things Students Can Do To Stop School Violence

1. Refuse to bring a weapon to school, refuse to carry a weapon for someone else, and refuse to keep silent about those who carry weapons.
2. Report any crime immediately to school authorities or police.
3. Report suspicious behavior or talk by other students to a teacher or counselor at your school. You may save someone's life.
4. Learn how to manage your own anger effectively. Find out ways to settle arguments by talking it out, working it out, or walking away rather than fighting.
5. Help others settle disputes peaceably. Start or join a peer mediation program, in which trained students classmates find ways to settle arguments without fists or weapons.
6. Set up a teen court, in which youths serve as judge, prosecutor, jury, and defense counsel. Courts can hear cases, make findings, and impose sentences, or they may establish sentences in cases where teens plead guilty. Teens feel more involved in the process than in an adult-run juvenile justice system.
7. Become a peer counselor, working with classmates who need support and help with problems.
8. Mentor a younger student. As a role model and friend, you can make it easier for a younger person to adjust to school and ask for help.
9. Start a school crime watch. Consider including a student patrol that helps keep an eye on corridors, parking lots, and groups, and a way for students to report concerns anonymously.
10. Ask each student activity or club to adopt an anti-violence theme. The newspaper could run how-to stories on violence prevention; the art club could illustrate the costs of violence. Career clubs could investigate how violence affects their occupational goals. Sports teams could address ways to reduce violence that's not part of the game plan.
11. Welcome new students and help them feel at home in your school. Introduce them to other students. Get to know at least one student unfamiliar to you each week.
12. Start (or sign up for) a "peace pledge" campaign, in which students promise to settle disagreements without violence, to reject weapons, and to work toward a safe campus for all. Try for 100 percent participation.

Board Members

Jerry Dalsey, President

Eddie Harris, Vice President

Lance Moore, Secretary

Cyndi Modlin, Treasurer

Chuch Facini, Architectural Committee Chair

*NEXT MEETING:
September 2nd, 2008 @ 7pm
Trinity Baptist Church
(South of the Community)*

Management Company
Pesante Norris, LLC
P.O. Box 1566
La Plata, MD 20646

Phone:
301.934.6800

Fax:
301.934.7065

E-Mail:
Terri.pesante@whiteoakvillagehoa.com

Important Information

White Oak Village Website

www.whiteoakvillagehoa.com

Community Officer

Officer Smith, 301.932.7777

Pot Hole Repairs, 301.932.3450

Animal Control Board , 301.932.1713

Untagged or oversized vehicles, 301.934.6800

Charles County Landfill, 301.932.3599

Recycling, 301.932.5656

Underage drinking parties, 301.932.0400

We're on the Web!

Visit us at:

www.whiteoakvillagehoa.com

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