



NEWS FROM THE GLEN

Newsletter of Glen Allen

www.glenallen.org

Bowie, Maryland

Spring 2008

Annual Meeting Moved to June

The Annual Meeting is your opportunity to meet with other homeowners to discuss community issues, to hear how the community is being maintained and represented by your Board of Directors, and to elect officers. The documents forming the community mandate that a meeting be held once a year to do these things. Representatives of at least 10% of the homes in the community must be present for the meeting to count; that's about 40 people. The documents don't say anything about when the meeting is held. Glen Allen has always held its Annual Meeting in April and for the past several years we have had trouble getting 40 people to attend. We are hoping to break this trend by delaying the Annual Meeting by 2 months and combining it with the first of the community's Movie Nights this summer.

We'll start with a very brief meeting, maybe just a Q&A session and the election. We may even raffle a door prize to whet your appetite! Fresh popcorn, iced soda and

bottled water will be provided. Then we'll move directly into Movie Night on a giant two-story screen. Bring a blanket and stretch out on the grass.

The event will be held on June 12, at 7:30 PM, in the common area at Atlantis Dr. and Arden Forest Ln. (hence the need to move the meeting to June – April is still too chilly). Mark your calendars now!

We haven't selected a movie yet. If you have any particular family-friendly favorites that are available on DVD, contact Sherry Jones at ProCom on 301-261-0777, x100 or sjones@procomgt.com.



HOA Annual Meeting

Yard Sale - April 26 8:00-12:00

Glen Allen's annual Yard Sale will be held on Saturday, April 26, 2008, from 8:00-Noon, rain or shine. Signs will be posted at the main entrances to Glen Allen approximately a week before the sale. Everyone in the community is invited to participate, either as sellers or buyers. This is your chance to clean out your closets and clear out your clutter and possibly make a few dollars in the process. All you need do is set your goods out on your driveway and you're in business.

Here are a few tips to help make your sale more successful:

- Generally yard sales fetch about 10 cents on the dollar, but don't hesitate to adjust up or down to suit the condition, age or popularity of the item. Some things such as child safety seats, cribs and high-chairs older than 5 years and children's helmets should be junked rather than sold due to safety concerns.
- Don't be afraid to haggle but know your limits. If you just want to get rid of things, the Goodwill bin is easier. If you get too greedy, you'll be hauling stuff back into your house at noon.
- Highlight your most interesting items in some way (placement, signs, etc). Keep tarps and/or large plastic bags nearby to throw over your sale items in case of rain.
- If you live in a court or an out of the way part of the community, you might want to join forces with a neighbor in a more visible location. Remember, the more stuff the better, plus you might make a new friend.

Thanks for participating and good luck selling!

Amendment to Guidelines Passes

The Fall 2007 issue of *News from the Glen* contained a survey on amending the Architectural Guidelines on fences to add the color white to those colors already allowed. It passed. To change the documents we needed 25% of the community (100 homes) to respond to the survey. Of those 100 responses, the majority had to vote to add white to the colors already allowed. The official breakdown of responses:

For the amendment:	99
Opposed to the amendment:	24

The "FENCES" section of the Guidelines has been amended to say, "Additionally, approved fencing may also be constructed of the current no-maintenance material (vinyl, fiberglass, etc.) that is white, tan or wood-grain in color."



Hospitality Group -- Call for Helper-bots

Gary Goldberg, Chair Hospitality Committee

Glen Allen's Hospitality Group, er, Member is looking for volunteers! The Hospitality Group is charged with welcoming new homeowners to the community with some type of welcome 'goody' basket, planning for and running the annual Community-Wide Yard Sale and other special events promoting neighborliness. In the past these have included 'Community Day' with great food, rides and events for the kids and informational/commercial kiosks, and 'Movie Nights' featuring free popcorn, iced drinks and a movie projected outdoors onto a giant two-story screen with excellent sound. But I can't do it alone! Putting these parties together can be a lot of fun, and we're spending a portion of your annual homeowner's assessment when staging these events, so you might want to be involved to make sure we spend the money wisely! Contact Gary Goldberg, og@digimark.net, or call 301-249-2271 if you are interested.

Tips for Avoiding Foreclosure

Taken from the US Department of Housing and Urban Development (HUD) website

Many people in Bowie (and the rest of Maryland) have been caught up in the recent housing debacle. If you are having trouble keeping up with your mortgage payments, here are some tips that might help.

1. Don't ignore the problem. The further behind you become the harder it will be to reinstate your loan and the more likely you will lose your home.
2. Contact your lender as soon as you realize that you have a problem. Lenders don't want your house. They may have options to help you.
3. Open and respond to all mail from your lender. Some will have good information about foreclosure prevention, others may include important notices of pending legal action.
4. Know your mortgage rights. Find your loan documents, read them thoroughly so you know what your lender may do if you don't make your payments. Learn about the foreclosure laws.
5. Understand foreclosure prevention (also called loss mitigation) options at www.fha.gov/foreclosure/index.cfm.
6. Contact a HUD-approved housing counselor. HUD funds free or very low cost housing counseling nationwide. Call 800-569-4287 (TTY 800-877-8339) for a housing counselor in the Bowie, or Washington Metropolitan, area.
7. Avoid foreclosure prevention companies. You don't need to pay big bucks for foreclosure help when HUD approved housing counselors will do it for much less if not for free.
8. Don't lose your house to foreclosure recovery scams! Never sign a legal document without reading and understanding all the terms and getting professional advice from an attorney, a trusted real estate professional, or a HUD approved housing counselor. There are a lot of scammers just waiting to take advantage of a bad situation – don't fall for it.

Crime Statistics for Glen Allen and Surrounding Area

	Jan. '08	Feb. '08
Homicide	0	0
Rape	0	0
Commercial Robbery	0	0
Residential Robbery	1	0
Citizen Robbery	0	0
Carjackings	0	0
Assault	2	1
Commercial Burglary	0	0
Residential Burglary	2	3
Theft	28	15
Theft from Autos	31	12
Stolen Autos	5	6

Crime Statistics for Glen Allen and Surrounding Area for 2007

Homicide	1
Rape	6
Commercial Robbery	13
Residential Robbery	0
Citizen Robbery	22
Carjackings	1
Assault	49
Commercial Burglary	20
Residential Burglary	44
Theft	376
Theft from Autos	248
Stolen Autos	93

Calls for Service in Glen Allen

During Feb. 2008, there were 29 calls for service within Glen Allen that were handled by the City of Bowie Police Department or the Prince George's County Police Department. Seven of the calls were for vandalism reports or damage to property reports (5 of these calls occurred on the same day within the same neighborhood). Ten calls were for burglar alarms. Seven of the calls were classified as no report and 5 of the calls were cancelled. Remain aware of your surroundings and report anything that appears to be out of the ordinary.

HOA Contact List

ProCom, Inc.

Sherry Jones: 301-261-0777, X100

HOA Board of Directors

Karen DeFazio, President: 301-249-7463

Charles Brown, Vice President:

301-351-1396

Cary Hithon, Treasurer: 301-218-1956

Gary Goldberg, Secretary: 301-249-2271

Dorothy Morrison, At-Large: 301-390-2841

City Council Member, District 4

Isaac Trough: 301-249-0707

Committees and Chairs

Architectural Review, Charles Brown

Grounds and Maintenance, Joe Brust

Hospitality, Gary Goldberg

Neighborhood Watch, vacant

Newsletter: Karen and Bob DeFazio

Website

www.glenallen.org

Vandalism

By Karen DeFazio,
President HOA

Last month there was a rash of vandalism in the community. Early one Sunday morning several neighbors awoke to find that their cars and houses had been vandalized overnight. Vandals used BB guns to shoot the windows of cars parked in the street and the back of some houses. Not only Glen Allen was affected, these hooligans hit neighboring communities as well.

A resident notified me of the problems. I notified the rest of the Board and Isaac Truth, our new City Councilman (mainly just to be sure he was aware of the situation). He immediately contacted Chief Perez of the Bowie Police asking that she increase the number and frequency of the patrols in Glen Allen. He forwarded my email to his contact at the Bowie Blade asking if the Blade could make residents aware of the problems. The Blade did publish an article concerning the vandalism in the A and E sections of Bowie. I'd like to thank Mr. Truth for his quick response, and Chief Perez and the Bowie Blade for following through on his requests.

Perhaps we should re-instate the Neighborhood Watch Committee. We had one when Glen Allen was formed, but it has since fallen by the wayside for lack of interest and leadership. Check the next article for more information on that program.

Neighborhood Watch

By Renee Kennedy



Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer. It works because it reduces the opportunities for crime to occur; it doesn't rely on altering or changing the criminal's behavior or motivation.

Crime has never been an issue in the Glen Allen development but we can never be too careful; therefore, we would like to start a Neighborhood Watch Program in our tight knit community. Below are a few responsibilities of a cohesive Neighborhood Watch Team:

- Hold regular meetings to help residents get to know each other and to decide on program strategies and activities;
- Ask people to be "window watchers," looking out for children and reporting any unusual activities in the neighborhood;
- Sponsor a crime and drug prevention fair at the local church, shopping mall, or community center;
- Gather facts about crime in our neighborhood to provide accurate information;

(Continued on Page 6)

- Sponsor cleanups, encourage neighbors to beautify the area, and ask them to turn on an outdoor light at night;
- Start a block parent program to help children cope with emergencies while walking to and from school, the bus stop, or play areas; and
- Ask neighbors to be alert, observant, and caring – and remember that we are **not** law enforcement; therefore, report any suspicious activity or crimes immediately to the police.

If there are any interested neighbors who would be willing to join this team, please call Sherry Jones, ProCom, on 301-261-0777, x100 or sjones@procomgt.com.



Tips on Pumping Gas From the Internet

Only buy or fill up your car or truck in the early morning when the ground temperature is still cold. All service stations have their storage tanks buried below ground. The colder the ground, the denser the gasoline, when it gets warmer gasoline expands, so buy in the afternoon or evening and your gallon is not exactly a gallon. In the petroleum business, the specific gravity and the temperature of gasoline, diesel fuel, and other petroleum products play an important role. A 1 degree rise in temperature is a big

deal for this business, but the service stations do not have temperature compensation at the pumps.

When you're filling up do not squeeze the trigger of the nozzle to a fast mode. The trigger has three stages: low, middle and high. In low mode, you should be pumping on low speed, thereby minimizing the vapors that are created while you are pumping. All hoses at the pump have a vapor return. If you are pumping on the high mode, some of the liquid that goes to your tank becomes vapor. Those vapors are being sucked up and back into the underground storage tank so you're getting less value for your money.

Fill up when your tank is half full. The more gas you have in your tank, the less air occupying its empty space. Gasoline evaporates fast. Gasoline storage tanks have an internal floating roof. This roof serves as zero clearance between the gas and the atmosphere, so it minimizes the evaporation.

Finally, if there is a gasoline truck pumping into the storage tanks when you stop to buy gas, DO NOT fill up. Most likely the gasoline is being stirred up as the gas is being delivered, and you might pick up some of the dirt that normally settles to the bottom.



Cooking With Bob

Ham Loaf

Ingredients:

Loaf:

- 1 _ lb. ground ham
- 1 lb. lean ground beef
- 1 cup bread crumbs
- 1 medium onion (finely diced)
- 2 eggs (beaten)
- 1/2 cup milk

Combine ingredients together in a homogeneous mixture. Form into a loaf.

Topping:

- 1 cup brown sugar
- 3 T vinegar
- 1 t yellow mustard

Blend together until smooth and boil mixture 1 minute. Pour over the ham loaf and bake in 350 degree oven for 1 hour 15 minutes. Baste every 15 minutes while baking.

Note: Leftover holiday ham can usually be ground successfully in most home food processors

Joke

There once was a rich man who was near death. He was very grieved because he had worked so hard for his money and he wanted to take it with him to heaven. So he began to pray that he might be able to take some of his wealth with him.

An angel hears his plea and appears to him. "Sorry, but you can't take your wealth with you." The man implores the angel to speak to God to see if He might bend the rules.

The man continues to pray that his wealth could follow him.

The angel reappears and informs the man that God has decided to allow him to take one suitcase with him. Overjoyed, the man gathers his largest suitcase and fills it with pure gold bars and places it beside his bed.

Soon afterward the man dies and shows up at the Gates of Heaven to greet St. Peter.

Seeing the suitcase St. Peter says, "Hold on, you can't bring that in here!"

But, the man explains to St. Peter that he has permission and asks him to verify his story with the Lord. Sure enough, St. Peter checks and comes back saying, "You're right. You are allowed one carry-on bag, but I'm supposed to check its contents before letting it through."

St. Peter opens the suitcase to inspect the worldly items that the man found too precious to leave behind and exclaims, "You brought pavement?!!!"



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Please deliver by March 26th