



Property Pride: Oakland Mills Spring Cleaning Campaign 2017

FINALLY, spring is in the air, flowers are in bloom, the grass is green and growing, the birds are chirping, and neighbors are coming out of “winter hibernation.” The season brings a sense of renewed hope – hope for better days ahead after a cold and dreary winter. Spring is the perfect time to make sure that our property and surroundings are well maintained. This is especially important in today’s housing market.

Property Pride begins with each and every one of us.

Every homeowner is legally bound to the Covenants and agreed to abide by them when purchasing in Columbia. We all need to do our part to make sure that our property/home is architecturally compliant and has the street appeal that makes us proud to be a part of Oakland Mills.

Take a Look

Have you stood on your property and taken a good look at your home and yard? If you were a potential homebuyer would you find your house appealing and in good condition? Is your property clean, attractive, and well maintained?

Several years ago Oakland Mills conducted a **Property Evaluation Standards Program**. During that time, each property was evaluated, and residents received information regarding what needed to be done to their property/home to make sure that it was compliant with the Oakland Mills Architectural Covenants. Thankfully, at that time, many of you took care of issues that had long been neglected. Once again, this year we are asking our residents to use the information provided here to assess their own curbside appeal! (This is for your property not anyone else’s.)

Evaluate Your Property

Most of the time, simple maintenance on your property can be done at little to no cost. We have included a list of property and structural items to look at. Make it a goal to use the checklist as you maintain your property/home in the months ahead. **Share your completed checklist with us to be entered in a drawing to win a prize!** Stop by the office and speak with our Covenant Advisor to discuss your checklist and any questions you have about your property. It’s best to call first to make sure our Covenant Advisor is in the office.

Important Resources: Oakland Mills office at The Other Barn phone number: 410-730-4610

Contact Information:

Sandy Cederbaum, OM Village Manager: manager@oaklandmills.org,

Carrie Wenzel, OM Covenant Advisor for Applications: applications@oaklandmills.org

Deborah Buie, OM Covenant Advisor for Violations: propertyconcerns@oaklandmills.org

Lynn Engelke, OM Architectural Committee Chair: Lynn.s.engelke@gmail.com

OM Web site w/all of the information at your fingertips: oaklandmills.org

Covenants: The Covenants are a binding contract among the residents of Oakland Mills. They assure residents of certain standards of use, architectural design, and property maintenance throughout the Village. If you cannot find your copy of the Oakland Mills Covenants, they are available on the OM [website](http://oaklandmills.org) or at the OM Village office located at The Other Barn, 5851 Robert Oliver Place.

Architectural Guidelines: The Architectural Guidelines are based on the Covenants. They cover in detail what exterior alterations and in-home businesses are most likely to be approved. They also discuss conditions that are likely to be violations of the Covenants. Copies are available on the OM [website](http://oaklandmills.org) or at the village office.

PROPERTY MAINTENANCE CHECKLIST - SEE REVERSE SIDE FOR PRIZE DRAWING INFO!

Maintenance is a major concern for all residents of Columbia, especially in older villages such as Oakland Mills.

Section 6.01 of the Oakland Mills Covenants state that:

20.1.1 “Each owner shall keep all lots owned by him and all improvements therein or thereon, in good order and repair, including but not limited to, the seeding, watering, and mowing of all lawns; the pruning and cutting of all trees and shrubbery; and, the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.”

Information regarding Buying/Selling and Maintaining your home in Oakland Mills along with Frequently Asked Questions is available at our [website](#) or from one of our Covenant Advisors.

This is a checklist for your use and does not imply that any of the items listed have been or would be approved for your property by the Architectural Committee or that your property is in compliance with OM Covenants.

Contact the OM Covenant Advisor for Applications, [Carrie Wenholtz](#), regarding Exterior Alteration Applications, In-Home Business Applications, Letters of Compliance, or any other questions you have about your property. This checklist should be used as a reference and may not be inclusive of everything on your property. *The Architectural Covenants are legally binding and thus enforceable. All violations are “complaint driven” and should be brought to the attention of the Covenant Advisor for Violations, [Deborah Buie](#). All information is kept confidential.*

TRASH CANS/RECYCLING BINS: Are trash cans/recycle bins stored out of sight, not visible? _____

Trash/Recycling may not be put out before 6 p.m. the night before pick-up and receptacles must be collected promptly and located out of sight.

OUTSIDE “CLUTTER”: Is refuse, building materials, tools, auto parts, boxes, hoses/reels/ toys etc. stored out of sight when not in use? _____

GROUNDS: Is the grass mowed on a regular basis? _____ Are there bare dirt spots on your lawn? _____
Are landscaped beds maintained? _____ Are trees/shrubs pruned, trimmed? _____

SIDING: Is there algae on siding? _____ (If so, this needs to be power washed.) Is the wood siding damaged and/or faded? _____

DECK STRUCTURES: Is the deck/porch structurally sound. Is the paint peeling? Are there broken rails? _____

DOORS/GARAGE DOORS: Is the garage door maintained and painted? _____

FENCE: Are the fence posts broken? _____ Is the mesh/wire properly attached? _____

GUTTERS/DOWNSPOUTS: Are gutters secured to house? Are gutters free of debris? _____

LIGHTING: Is lighting secured to house and operational? Is there broken glass? Is the in-ground pole secure? _____
Is the paint rusted or peeling? _____

ROOF/SKYLIGHTS: Is there algae on the roof shingles or skylight? _____ Are the shingles secured? _____

WINDOWS: Are any windows broken? _____ Are window frames maintained? _____

SIDEWALKS/DRIVEWAY: Not cracked, free of heaving? _____ Is grass growing between cracks? _____

If you have completely taken care of everything on the Property Pride checklist please return this form to the Oakland Mills Village office to be entered into a drawing for ***Thank You Neighbor*** prizes!

Thank you for being a great Oakland Mills property owner and taking time to take pride in the way your property looks.

Once your property is “looking great” according to the items on this checklist you can drop it off at the Oakland Mills village office. Everyone who turns in an accurate check-list will be eligible for a gift card or other nice prizes. We will hold the drawing on Friday, July 28, 2017. We will contact the winners!

Please fill out the information below so that we can contact you if you are one of the lucky prize winners!

You can **email** the form to: manager@oaklandmills.org (Email both sides of this form!)

Drop it off at The Other Barn

Mail to: Manager, Oakland Mills Community Association, 5851 Robert Oliver Place, Columbia, MD 21045

NAME: _____

ADDRESS: _____

EMAIL: _____

____CHECK HERE if you would like your email entered into the Oakland Mills Village email distribution list and to receive village and community news and information

HOME PHONE: _____

CELL PHONE: _____

Thanks again for participating in our Property Pride Campaign 2017!