



# IN THE KNOLLS NEWSLETTER

April 2018

**Annual Meeting** – The Annual Potomac Knolls Homeowners Association Meeting on December 7, 2017 did not have a quorum, so the meeting was rescheduled and held on January 19, 2018. In the follow-up meeting the election process was successful as Karen Franklin and Donald Leak were each re-elected to serve three (3) year terms as members of the Board of Directors.

**Election of Officers** – The Board of Directors elected the following Officers to serve the Potomac Knolls Community in 2018: Donald Leak – President, Darlene Warren – Vice President, Karen Franklin – Secretary, Charles Robinson – Treasurer, and Geri Jones – Member-at-Large.

**Indian Head Highway** - Indian Head Highway has been highly publicized in the media as the Most Dangerous Highway in the entire Washington Metropolitan Area for having more accidents resulting in death than any other highway. The Prince Georges County Police Department and other Agencies, including the Highway Patrol and Sheriff’s Department, are working together to eliminate issues associated with accidents and deaths on Indian Head Highway. In their joint effort to hold violators accountable they have written over 1,000 citations since January 1, 2018. In addition, while interim speed cameras are in place, Maryland Officials are working on legislation to install permanent cameras.

**HOA Fees** – As a reminder, Homeowners are asked to ensure that your monthly HOA fee of \$43.60 is received by BB&T Bank by the 1<sup>st</sup> of the month in order to avoid having to pay late charges, interest, and the cost of collection. To those Homeowners whose accounts are current or paid in advance, we Thank You for being fiscally responsible, and for understanding the impact that the timely payment of monthly HOA fees has on services provided to the Potomac Knolls Community. For Homeowners that are delinquent in the payment of your monthly HOA fees, please be advised that the Potomac Knolls Homeowners Association will be very proactive in ensuring the collection thereof.

**Monthly HOA Meetings** – The Potomac Knolls Homeowners Association meets every third Thursday of the month at 7:00 pm in the Community Center. These meetings involve discussions on important matters directly affecting every member of the Potomac Knolls Community. Become involved by attending the meetings and let your voice be heard. Also, visit our website at [www.potomacknollshoa.com](http://www.potomacknollshoa.com).

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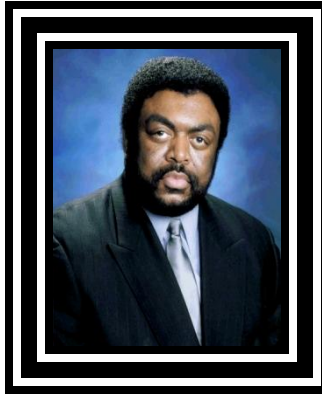
<b>POTOMAC KNOLLS HOMEOWNERS ASSOCIATION</b>	
<p><b><u>Board of Directors</u></b></p> <p>President – Donald Leak  Vice President – Darlene Warren  Secretary – Karen Franklin  Treasurer – Charles Robinson  Member-at-Large – Geri Jones</p>	<p>Deborah Proctor, GM  1101 Aragona Blvd  Fort Washington, MD 20744  Phone: (301) 203-0546</p> <p><b>Office Hours</b>  Tuesday – Friday  10:00 AM – 7:00 PM  Saturday  8:00 AM – 1:00 PM</p> <p><b><u>Newsletter Committee</u></b>  Donald Leak</p>

**2018**

**Potomac Knolls Board of Directors**



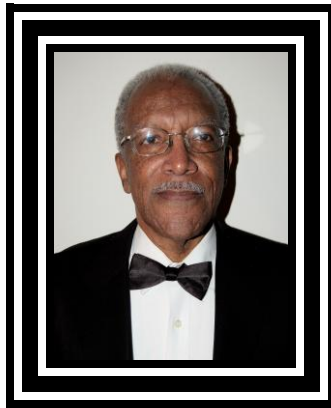
**Geri Jones**  
**Member-at-Large**



**Donald Leak**  
**President**



**Darlene Warren**  
**Vice President**



**Charles Robinson**  
**Treasurer**



**Karen Franklin**  
**Secretary**

**This Board's primary goal is "Service" to the Potomac Knolls Community. We are committed to making decisions that are fair, equitable, and to the benefit of All Homeowners, while excluding decisions that adversely affect or work to the detriment of a single Homeowner in the peaceful enjoyment of your Property.**

# Potomac Knolls Homeowners Association

1101 Aragona Boulevard . Fort Washington, MD 20744

301 203-0546 . Fax 301 203-0758

April 1, 2018

Dear Homeowner,

It has come to the attention of the Potomac Knolls Board of Directors that notices were mailed to members of the Potomac Knolls Homeowners Association stating that “the neighborhood is using a free private online network called Nextdoor Potomac Knolls”.

Please be advised that the Potomac Knolls Homeowners Association is not affiliated with the website and the use of language stating that "our neighborhood is using a private network called Nextdoor Potomac Knolls" is misleading. Also, offering "items for sale" and "share service provider recommendations" represent areas that the Potomac Knolls Homeowners Association cannot commit to because to do so would be in violation of the Association's Controlling Documents and Policy.

In an effort to provide clarity to the Community and eliminate confusion and conflict regarding this matter please know that **Nextdoor Potomac Knolls is a Private Website that is Not affiliated with the Potomac Knolls Homeowners Association.**

The Potomac Knolls Homeowners Association's Controlling Documents provide that “the affairs of the Association shall be managed by the Board of Directors”. As such, the Official Website for the Potomac Knolls Homeowners Association is [www.potomacknollshoa.com](http://www.potomacknollshoa.com) and it was established in the year 2008. The website was established to provide the immediate dissemination of information and thereby increase communication between the Board of Directors and the Community. On average there are over 3,000 visits to our website monthly.

For future reference know that all official communication (Website, Newsletter, Individual Letters or Otherwise) distributed to Homeowners or Members of the Potomac Knolls Homeowners Association will always have the following information on it:

**The Potomac Knolls Homeowners Association**  
**1101 Aragona Boulevard**  
**Fort Washington, MD 20744**  
**Telephone Number: 301 203-0546**

If this information is missing, then rest assured that such communication is not affiliated with or authorized by the Potomac Knolls Homeowners Association.

Respectfully,

*The Potomac Knolls Board of Directors*

The Potomac Knolls Board of Directors

**Power Outage** – On March 2, 2018, in the wee hours of the morning, Homeowners were awakened by loud noise resulting from powerful 70 mile per hour winds pounding against their homes and power outages that resulted in a lack of electricity and heat. We applaud Pepco’s response in restoring power to 441,000 locations during the power outage. 1,900 employees were dispatched to restore power in horrific weather conditions and within approximately 48 hours or less power was restored.

Pepco’s effort to restore power and provide updates to those affected by the power outage was amazing. Many of the Homeowners that used their cell phones to call Pepco knew in advance that the projected restoration date and time was Saturday the 3<sup>rd</sup> of March at 9 pm.

**Pool Opening** - The Potomac Knolls swimming pool is scheduled to open on Saturday, May 26, 2018 at 12:00 noon. Homeowners are asked to sign and submit to Management an authorization form for pool passes for each member of your household and agree to the Potomac Knolls Pool Rules and Regulations. As a matter of convenience, just visit the Association’s website at [www.potomacknollshoa.com](http://www.potomacknollshoa.com) to review pool regulations and download a copy of the 2018 Potomac Knolls Swimming Pool Application.

**Trash Containers** - All trash containers must be removed from the front of your home and stored completely “out of sight” (when viewed from the street) at all times, except on the day of trash pickup. Trash containers should not be stored in front of or on the side of your house.

**Prince Georges County Department of Inspections** - An Inspector from the Prince Georges County Permitting, Inspections and Enforcement Division reported that in surveying the Potomac Knolls Community violations cited were peeling paint on homes, abandoned vehicles with flat tires, and unregistered vehicles that are not licensed or have missing tags.

Going forward, the Department of Permitting and Inspections will conduct abatement hearings on citations issued “in-house” or within the department, rather than going to Court. The process should be quicker and more effective in obtaining compliance. If the individual does not pay the fine it will be deducted from his or her State Taxes. The goal is compliance.

**Bulk Pickup** - The Prince Georges County Bulk Pickup Program is ideal for Homeowners that have large bulky items such as old floor model TVs, furniture, etc. that most charitable organizations will not pick up. Simply call Prince Georges County Bulk Pickup at 301 833-4748 and put the items out at the entrance of your driveway the night before the scheduled pickup date. Note that the County has a limit on the number of items that it will pickup per visit. Items may not remain in front of your home beyond pickup date.

**Website** – The Potomac Knolls Website provides a platform for the immediate dissemination of information and increased communication between the Board of Directors and the Community. On average there are over 3,000 visits to our website monthly. The website address is [www.potomacknollshoa.com](http://www.potomacknollshoa.com).

**Mail** - Homeowners should call the U. S. Postal Inspection Services at 1-877-876-2455 from 8 a.m. to 4:30 p.m. to report all concerns associated with your mail because they are responsible for conducting an investigation and resolving the problem.

**Architectural Control** – Spring is here and within the next few weeks Homeowners will start maintaining and beautifying their properties. As a reminder, Homeowners are asked to become knowledgeable of the rules governing exterior modifications, repairs and improvements to your home before beginning a project.

An Exterior Modification Application must be submitted to the Architectural Control Committee (ACC) for approval **before** commencing work on exterior projects (i. e., entrance doors, painting, mailbox changes, decks or sunroom additions, driveway and landscape bricks and pavers, fences, dog kennels, etc.).

Special Note: Homeowners that fail to submit an Exterior Modification Application to the Architectural Control Committee and gain approval prior to starting or commencing work on projects will be fined One

Hundred Fifty Dollars (\$150.00). In addition, the Homeowner will be held liable for all charges and legal fees incurred by the Potomac Knolls Homeowners Association in removing or abating any violation that is not in compliance with the Association's Controlling Documents or approved by the Board of Directors/Architectural Control Committee.

**Yards of the Month** – It's that time of year again, and Homeowners have begun fertilizing lawns, cleaning out flowerbeds, and servicing lawnmowers. Homeowners are expected to be even more active in developing and maintaining beautifully landscaped lawns in their efforts to ensure that their lawns are selected as Potomac Knolls Yards-of-the-Month.

As a reminder, Potomac Knolls is divided into two (2) sections, Potomac Knolls "North" (homes north of Aragona Blvd.) and Potomac Knolls "South" (homes south of Aragona Blvd.). Homeowners that are in good standing with the most beautiful yards in their respective section are eligible to compete in the Yard-of-the-Month competition. To be in "good standing" means that Homeowners must be current in the payment of HOA fees and in compliance with all Community regulations and guidelines.

Yard of the Month recognition signs will be displayed for one month in the yards of the winners. Selections will be based on "curb-side appeal", as viewed from the street and sidewalk, of colorful flowerbeds, edging and grass color, groomed trees, maintenance, and upkeep of the yard and home. The Yard of the Month competition will run from May through August.

**Parties or Gatherings** – Parties or gatherings of a commercial nature are prohibited in residential zones. Prince George's County wants to make sure that all citizens are able to use their property in a manner consistent with the peace, health, safety and general welfare of their neighborhood and the County.

Activities that are prohibited in residential neighborhoods include any gathering or party that involves admission fees, cover charges, door charges, entry fees, ticket sales, food or beverage sales, adult entertainment charges, fees or sales, personal profit to the Homeowner or organizer of the event, or an event that is open to the public. Engaging in these types of activities may result in the County ordering the immediate closure of your event, and issuing citations or violation notices to the Homeowner.

Please be mindful of your neighbors and remember that debris, litter, and excessive noise from parties or picnics affect your neighbors. If you have questions about uses that are permitted or prohibited on your property inquiries can be made with Prince George's County at 301 883-5776.

**Annual Ball** – The 2018 Potomac Knolls Annual Ball was thoroughly enjoyed by all in attendance! The Ball Room was elegantly decorated with black and white striped table clothes with lit candles enclosed in elevated glass tiers as center pieces, and white chair covers wrapped in black and silver ribbon accent pieces. The cozy atmosphere was complimented with special lighting, awesome decorations, excellent music, and delicious food.

# 2018 Potomac Knolls Annual Ball



**Prince Georges County Department of Public Works and Transportation  
(DPW&T)  
And  
Office of Property Standards**

The following numbers are provided to Homeowners for you to report problems that you may encounter with the manner that neighboring properties are being maintained. An inspector will investigate within five (5) days of your call, place a notice of violation on the door of the home advising Owners that the violation must be resolved within ten (10) days, and follow-up to re-inspect the property upon conclusion of the time allotted.

General Information – 301 883-6100  
Property Standards Inspection – 301 883-6100

<http://www.princegeorgescountymd.gov/sites/publicworks>

**County Click 311**

3-1-1 from 7:00 a. m. to 7:00 p. m.

County Click 3-1-1 is a one-stop call center that residents may call to get answers to questions and resolve non-emergency issues. Homeowners may submit a service request or research a question online at [www.CountyClick311.com](http://www.CountyClick311.com) 24 hours a day, 7 days a week.

**IMPORTANT NUMBERS**

Power Outage 877 737-2662

Bulk Trash Pickup 301 883-4748

Abandoned Vehicles 301 952-1873

Leaf Collection 301 499-8576

Animal Control 301 780-7200

Loud Party Problems 301 352-1200