



IN THE KNOLLS NEWSLETTER

April 2016

Annual Meeting – The Annual Potomac Knolls Homeowners Association Meeting on December 3, 2015 did not have a quorum, so the meeting was rescheduled and held on January 21, 2016. In the follow-up meeting the election process was successful as Darlene Warren and Charles Robinson were elected to serve 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 2016: Donald Leak – President, Deanna Echols – Vice President, Karen Franklin – Secretary, Charles Robinson – Treasurer, and Darlene Warren – Member-at-Large.

Annual Ball – The 2016 Potomac Knolls Annual Ball’s theme was a Mystical Evening. Everybody in attendance enjoyed the festive occasion, elegant atmosphere, and fine dining. See pictures attached.

Trash and Recycling – Starting in spring of 2016 Prince Georges County will only offer once-a-week trash pickup. The benefits of the new trash collection service will address the solid fund waste deficit, residents will receive new, free trash carts designed with a tight-fitting lid to keep your trash secure, and trash and recycling pickup will be picked up on the same day, resulting in one trip to the curb each week. A study by Prince Georges County revealed that 4 out of 5 residents do not use the second weekly trash pickup. For more information, visit onceaweek.mypgc.us or contact County Click 3-1-1.

HOA Fees – As a reminder, Homeowners are asked to ensure that your monthly HOA fee of \$43.60 is received by H & E Management by the 1st 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.

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.

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POTOMAC KNOLLS HOMEOWNERS ASSOCIATION

Board of Directors

President – Donald Leak
 Vice President – Deanna Echols
 Secretary – Karen Franklin
 Treasurer – Charles Robinson
 Member-at-Large – Darlene Warren

Deborah Proctor, GM
 1101 Aragona Blvd
 Fort Washington, MD 20744
 Phone: (301) 203-0546

Office Hours

Tuesday – Friday
 10:00 AM – 7:00 PM
 Saturday
 8:00 AM – 1:00 PM

Newsletter Committee

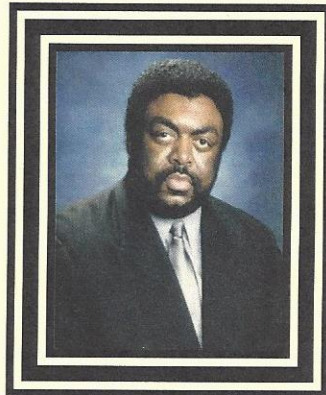
Donald Leak

2016

Potomac Knolls Board of Directors



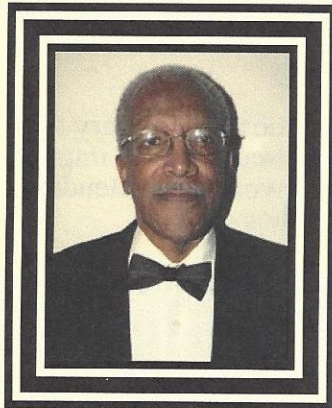
Deanna Echols
Vice President



Donald Leak
President



Darlene Warren
Member-at-Large



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.

Snow Removal – In an effort to improve Homeowner awareness, it is imperative to know that all calls regarding snow removal from streets in the Potomac Knolls Community should be made to the Prince Georges County Department of Public Works and Transportation (DPW&T) at 3-1-1 from 7:00 a. m. to 7:00 p. m., and 301 350-0500 after 7:00 p. m. Also, go to <http://www.princegeorgescountymd.gov/sites/publicworks> to visit their website for immediate updates on the status of snow removal or other concerns that you may have. Prince Georges County has a planned budget to absorb the cost of clearing snow from public streets and highways and they proudly accept full responsibility and accountability for such removal. The January 22nd thru January 24, 2016 snow resulted in an accumulation of approximately 22 inches of snow on the roads and two (2) days later, on January 26, 2016, DPW&T had dispatched trucks to plow the snow from streets in the Potomac Knolls Community. On January 25, 2016 at 6:00 p. m., DPW&T released updates regarding snow removal stating that “They handled over 5,000 calls and as a result of plowing, the primary roadways were approximately 95% passable and 40% of residential roads were passable.” Under the circumstances, most Homeowners would probably agree that the response time for plowing snow in the Potomac Knolls Community was certainly reasonable and acceptable. Again, going forward, please feel free to call DPW&T at the numbers listed above or visit their website regarding updates and all of your snow removal concerns.

Community Pride Day – On May 7, 2016 the Prince Georges County Department of Public Works will provide the Potomac Knolls Community with two (2) large dumpsters for Homeowners to dispose of unwanted household items. In an effort to comply with County restrictions on what may be placed in the dumpsters, Homeowners are asked to refrain from placing tires, paint, large appliances, solvents, and explosive materials in the dumpsters.

Special Note: Do Not place items in the small dumpster located behind the two (2) large dumpsters because it is strictly for “Private Use Only” by the Community Center.

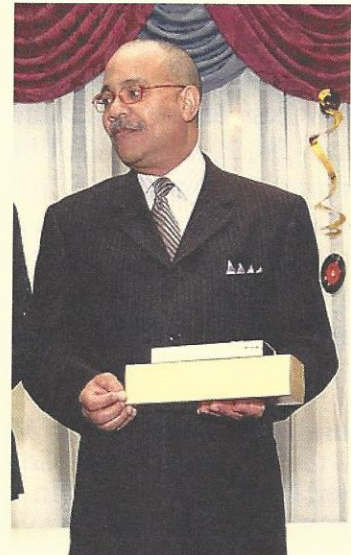
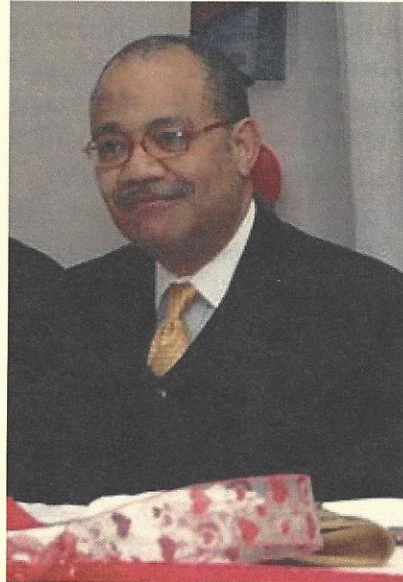
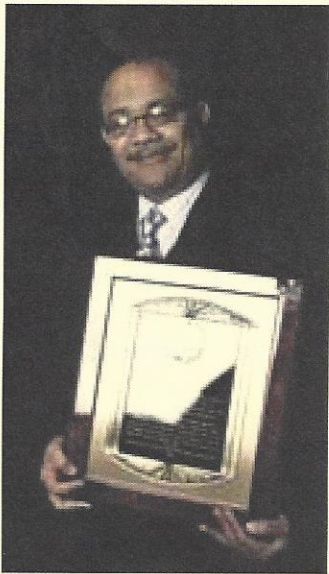
Architectural Control – Spring is here and within the next few weeks Homeowners will start maintaining and beautifying their properties. As a reminder, Homeowners are asked to become knowledgeable of the rules governing exterior modifications, repairs and improvements before beginning a project. An Exterior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

Pool Opening - The Potomac Knolls swimming pool is scheduled to open on Saturday, May 28, 2016 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 to review pool regulations and download a copy of the 2016 Potomac Knolls Swimming Pool Application.

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.

DOUG RITCHIE



**Thank You for Eight (8) Years of Service to the Community
As
Secretary of the Potomac Knolls Board of Directors**

Your dedication, loyalty and commitment to making decisions that are fair, equitable and beneficial to all Homeowners in the peaceful enjoyment of their property will continue to be the standard by which the Board conducts itself.

In addition to instilling Community Pride, you ensured that every act, event, and decision by the Board pertaining to the Potomac Knolls Community were accurately recorded and will forever be a part of the Association's permanent records.

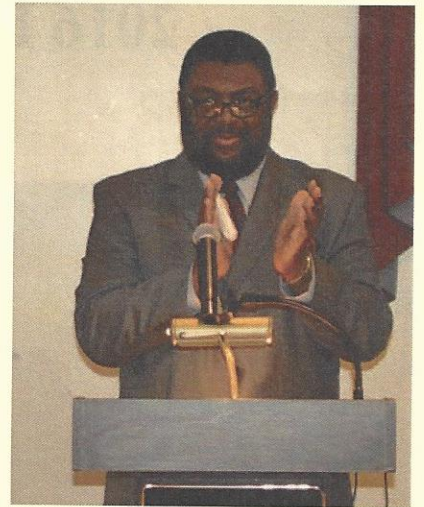
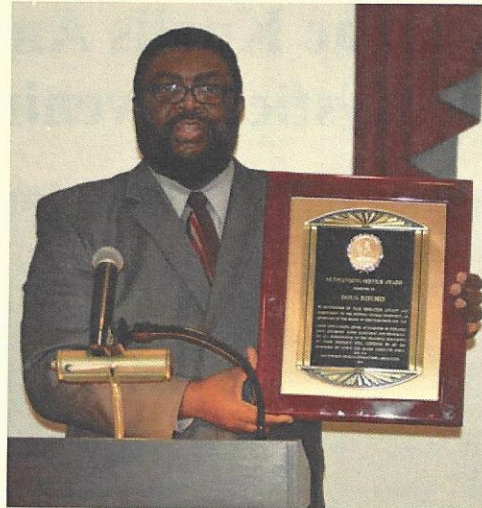
Here's Wishing You the Very Best in Future Endeavors!

The Potomac Knolls Board of Directors

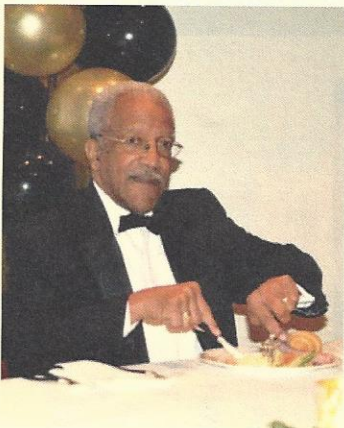
2016 Potomac Knolls Annual Ball

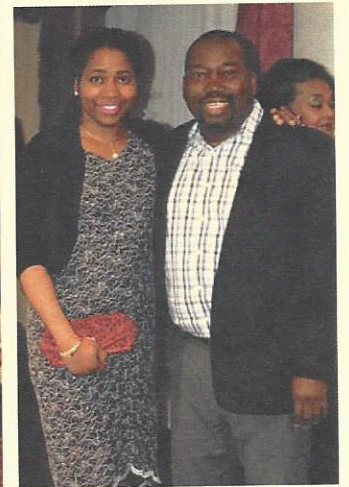
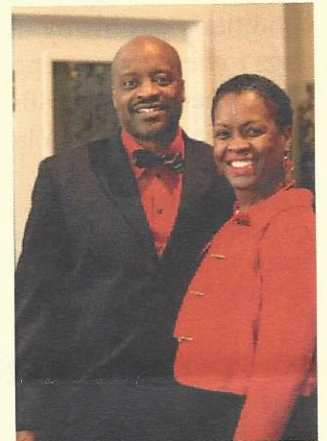
A Mystical Evening





Thank You Doug Ritchie





Block Captains – Block Captains are needed to serve on the Neighborhood Watch Committee. The role of the Block Captain is to assume responsibility for keeping 10-15 homes informed about criminal incidents in the Community, and to provide them with information on how to secure their homes. Block Captains are vital to the success of offsetting criminal activity in the Potomac Knolls Community because residents joining neighbors to build community spirit and unity is the first line of defense against crime. Research shows that when neighbors know and look out for each other criminal incidents in the community decrease. Homeowners interested in becoming Block Captains for your street should contact General Manager Deborah Proctor at 301 203-0546.

Dogs – Unfortunately, again there is an increase in the number of complaints from Homeowners concerning dogs roaming free and defecating on lawns while their Owners abstain from accepting responsibility for picking up their waste. Homeowners are again asked to not let your dogs roam free, but instead walk and clean-up after them. County law and documents for the Potomac Knolls Homeowners Association require Homeowners to clean-up after their pets. Therefore, help maintain the Community in the most pristine condition possible by obeying these guidelines and ordinances. If the need arises, especially if you perceive dogs to be vicious, report issues regarding loose or stray animals to the Prince Georges County Animal Control Department at 301 780-7200. As a reminder, when dogs are not on a leash and are found off your property unrestrained they can be impounded for running at large.

Yards of the Month - Potomac Knolls 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 inquires can be made with Prince George's County at 301 883-5776.

**DEPARTMENT OF PUBLIC WORKS
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

IMPORTANT NUMBERS

Abandoned Vehicles 301 952-1873

Bulk Trash Pickup 301 883-4748

Leaf Collection 301 499-8576

Animal Control 301 780-7200

Loud Party Problems 301 352-1200

Snow Removal 3-1-1 from 7am – 7 pm
301 350-0500 after 7 pm



IN THE KNOLLS NEWSLETTER

POTOMAC KNOLLS HOMEOWNER'S ASSOCIATION, 1101 Aragona Boulevard, Fort Washington, MD 20744

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
CAPITOL HEIGHTS, MD
PERMIT NO. 2125

***** SCH 5-DIGIT 20744

KEVIN & TINA BARHAM
OR CURRENT RESIDENT
1303 GUNPOWDER CT
FORT WASHINGTON MD 20744-4147

1-47

