



IN THE KNOLLS NEWSLETTER

April 2022

Monthly HOA Meetings - The Potomac Knolls Homeowners Association Meetings will resume via Zoom beginning in April and In-person in September, assuming there are no COVID outbreaks. View Zoom information in the Zoom Meeting section below.

Election of Officers – The Board of Directors elected the following Officers to serve the Potomac Knolls Community in 2022: Karen Franklin – President, Crayton Franklin – Vice President, Russell Schuerch –Secretary, Darlene Warren – Treasurer, and Geri Jones - Member-at-Large.

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 5,000 visits to our website monthly. The website address is www.potomacknollshoa.com.

HOA Fees – As a reminder, Homeowners are asked to ensure that their monthly HOA fee of \$43.60 is received by Truist Bank by the 1st of the month to avoid 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 their monthly HOA fees, please be advised that the Potomac Knolls Homeowners Association will be very proactive in ensuring the collection thereof.

Potomac Knolls is Going Green – The Board of Directors has decided that it would be more cost effective and environmentally friendly to offer Homeowners the opportunity to receive their Potomac Knolls newsletters electronically, in person at the office or via US mail. Homeowners can get their newsletter electronically by going to the [Newsletter Page](#) of the Potomac Knolls website to download it or you can click on the [Request Newsletter Via Email](#) link and provide your email address to receive a copy via email.

Pool – The pool will be open during this summer Session. Every homeowner must renew their pool passes.

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POTOMAC KNOLLS HOMEOWNERS ASSOCIATION	
<u>Board of Directors</u>	
President – Karen Franklin Vice President – Crayton Franklin Secretary – Russell Schuerch Treasurer – Darlene Warren Member-at-Large – Geri Jones	
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	
<u>Newsletter Committee</u> TBD	

Letter From Your Board of Directors

Greetings from the PK HOA Board of Directors for 2022. We hope that our community has managed to navigate this pandemic. We want to offer our condolences to those who have suffered losses during these extraordinary times. There have been some new additions to the board after a record number of votes from the Potomac Knolls homeowners during this election.

We want to welcome new board members Crayton Franklin elected as Vice President and Russel Schuerch elected as Secretary. We would also like to welcome our returning board members, Darlene Warren who was elected as Treasurer, Geri Jones as our Member-At-Large and our new President, Karen Franklin. We would like to extend our thanks to Donald Leak, who has resigned as President, for his 16 years of service. Under Mr. Leak's stewardship, our community thrived and has become a premier neighborhood in Fort Washington, MD. Even during the financial downturn over 10 years ago, because of his financial responsibility, we never missed a bill payment, and we were able to keep our pool open every year. We also want to thank our former treasurer, Charles Robinson for his service. Lastly, thanks to the Potomac Knolls homeowners who voted this year.

We want to update the Potomac Knolls Community about our plans going forward. First, the pool will be open during this summer season. Every homeowner will need to come to the office to have new pool passes issued because the old passes will no longer be accepted. We are in the process of renovating the changing rooms, replacing the lifeguard chairs, purchasing new pool furniture, and making necessary repairs to the pool so that we will pass inspection and be ready for this summer season. Please come and enjoy the pool and all of the renovations when the pool opens during this summer season.

The recreation center will be open for rentals beginning April 1, 2022. This information is posted on the Potomac Knolls website. Some homeowners whose events were canceled in 2020 have already reserved the center, however, there are still dates available. Please call the office for reservations. We will begin HOA meetings on Zoom beginning in April with a plan to resume in-person meetings in September, providing there are no further COVID outbreaks. Initially, we will limit the number of speakers during the Open Session to 15 with a limit of 2 minutes per speaker. Anyone who wants to speak will have to sign up at least one day prior to the meeting on the Potomac Knolls website, Contact Us page.

The Board will soon begin a review of our Architectural Control Guidelines, they have not been updated for many years. We hope to bring our guidelines to conform with the availability of materials that are cost effective in light of shortages brought on as a result of supply issues due to COVID and rising prices, especially with inflation at historic highs. We will also take into account changes in County trash collection from twice a week to now, once a week. Our goal is to be receptive to where we are as a community and what we can do to be supportive of our homeowners at every stage of their lives. We will approve concrete walkways on the side of homes, providing the homeowners follow the guidelines.

The board pledges to continue to serve the Potomac Knolls Community to the best of our ability. Our goal is to do what we can to uphold the standards that have made Potomac Knolls a beautiful, desirable place to live. Our home values continue to rise. We have homes that have sold for \$575,000, \$600,000, and \$651,000. We feel that Potomac Knolls is a unique community with longtime members welcoming new homeowners to enjoy this beautiful, friendly neighborhood. Welcome Back!

Your 2022 Potomac Knolls Board of Directors



Geri Jones
Member-At-Large



Karen Franklin
President



Darlene Warren
Treasurer



Russell Schuerch
Secretary



Crayton Franklin
Vice President

Zoom Meetings – The Potomac Knolls HOA zoom meetings will be held on the third Thursday of each month beginning on April 21st at 7:00 pm. The log in information for these meetings will be different for each meeting. There will be a link provided on the website prior to each subsequent meeting with the zoom logon information. The April 21st meeting information is as follows:

<https://us06web.zoom.us/j/5601346012?pwd=SEhiUnR1VWlmT2lFNvJjRDIUVEQvUT09>

or you can click on the link below.

[Join Zoom Meeting](#)

Meeting ID: 560 134 6012

Passcode: 121804

Yard of the Month – It's that time of year again, and Homeowners have begun fertilizing lawns, cleaning out flowerbeds, and servicing lawnmowers. Homeowners are encouraged to be 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.

Architectural Control – Spring is here and 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.

County Trash/Bulk Pickup Information – The county now allows customers to put 2 small bulk items out with their trash during their normal Wednesday trash pickup day.

Large bulky items such as old floor model TVs, furniture, etc. that most charitable organizations will not pick up, must still be scheduled through the Prince Georges County Bulk Pickup program. Simply give them a call 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 pick up per visit. Items may not remain in front of your home beyond pickup date.

Trash Containers - All trash containers must be stored completely “out of sight” at all times, except on the day of trash pickup. The Potomac Knolls Declaration of Covenants provide that “No garbage or trash containers shall be kept on the front or side yard of any Lot, and garbage and trash containers kept or maintained in the rear yards of any lot shall be screened (fenced) from public view at all times. Trash and garbage containers shall not be permitted to remain in public view except on the day of trash collection, and after 6:00 pm on the day prior to trash collection.”

Mailboxes – The Potomac Knolls Controlling Documents provide that “mailboxes must be standard black mailboxes on wood posts. Wood posts should remain unfinished to weather naturally but may be treated with a clear wood preservative.” Beware of flyers placed on mailboxes soliciting Homeowners to purchase mailboxes with black or white poles, etc., because they are in violation of the Association’s Guidelines.

Power Wash Walkways, Steps, and Driveways:

Many walkways, steps, and driveways in the Potomac Knolls Community are in need of “power washing” to remove excessive dirt to restore them to their natural “concrete” appearance.

Please be advised that “painting” the concrete is prohibited by the Potomac Knolls Controlling Documents.

Dogs – Prince Georges County Law ordinances and Potomac Knolls Homeowners Association guidelines require Homeowners to clean up after their pets and prohibit dogs from running “at large” without a leash.

Unfortunately, there has been an increase in the number of complaints from Homeowners concerning dogs roaming free and defecating on neighboring lawns, while their owners abstain from accepting responsibility for picking up their waste. To help maintain the Community in the most pristine condition possible, any animal found roaming “at large” without a leash may be impounded by the Police or an Animal Control Officer.

Also, it is illegal to own Pit Bulls after February 3, 1997. Violations of the Pit Bull Law will result in fines of up to \$1,000 or a sentence of not more than six months imprisonment. If you are experiencing issues with roaming dogs call the Prince George’s County Animal Management Division at 301 780-7200 (or 7251).

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 can 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.

National Night Out



Date: August 2, 2022

Time: 6pm-9pm

Location: Community Center Parking Lot

Community Pride Day



Date: August 13 -15, 2022

Location: Community Center Parking Lot

Prince Georges County will provide the Potomac Knolls Community with two (2) large dumpsters for Homeowners to dispose of unwanted household items.

Please walk your items as far to the front of the dumpsters as possible to ensure that the dumpsters are completely full.

Check to see if the dumpsters are full before loading unwanted items on your trucks or vehicles to take to the dumpsters.

Once the dumpsters are full do not place unwanted household items on the ground around the dumpsters. The cost associated with removing the items from the ground and cleaning the area resulted in the Community being penalized and removed from the County's list. Continued violations may result in Potomac Knolls being removed from the Community Cleanup List permanently.

Acceptable Items Include: Furniture, refrigerators, washing machines, dryers, hot water heaters, and lawn mowers. Please remove refrigerator doors, gas tanks from lawn mowers, and drain all oils.

Unacceptable Items Include: Auto parts, car tires, construction materials, carpeting, sheds, fences, glass, mirrors, hazardous waste, household trash, yard waste, wood, tree stumps and trunks.

Special Note: Do Not place items on the ground. All items must be placed in the dumpsters. The dumpsters will be available from Saturday at 7am until Monday at 10am.

**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 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