



IN THE KNOLLS NEWSLETTER

January 2010

2009 Annual Meeting – The 2009 Annual Potomac Knolls Homeowners Association Meeting on December 10, 2009 did not have a quorum, so the meeting was rescheduled. Guest speakers Tony Knotts, Councilman for the 8th District for Prince Georges County, Betty Hodge, County Administrator, David Gardner, Attorney for the Potomac Knolls Homeowners Association, and Corporal Arnett of the Prince Georges County Police Department, provided in-depth discussions on issues pertaining to our community.

In the rescheduled meeting on January 14, 2010 Homeowners elected Harold Smith to serve a three (3) year term as a member of the Potomac Knolls Board of Directors. In addition to his responsibilities as a member of the Board, Mr. Smith is Chairman of the Neighborhood Watch Committee.

The Potomac Knolls Board of Directors wish to extend a huge Thank You to those members of the Potomac Knolls Community that took time out of your busy schedules to come out and participate in the election process.

Election of Officers – The Board of Directors elected the following Officers to serve the Potomac Knolls Community in 2010: Donald Leak – President, Deanna Echols – Vice President, Doug Ritchie – Secretary, Harold Smith – Treasurer, and Karen Franklin – Member-at-Large.

Annual Ball – The 2010 Potomac Knolls Annual Ball will be held on February 20, 2010 from 7:00 pm to 12:00 midnight in the Community Center. Homeowners attending the event must RSVP by February 10, 2010, reservations are limited to two (2) Adults per household, and reservations will be accepted on a first come, first serve basis. Invitations with complete details surrounding the event should arrive at your homes this week.

Monthly HOA Meetings – The Potomac Knolls Homeowners Association meets every third Thursday of the month at 7:00 pm in the Community Center. Homeowners are encouraged to attend. 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.

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POTOMAC KNOLLS HOMEOWNERS ASSOCIATION

Board of Directors

President – Donald Leak
Vice President – Deanna Echols
Secretary – Doug Ritchie
Treasurer – Harold Smith
Member-at-Large-Karen Franklin

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

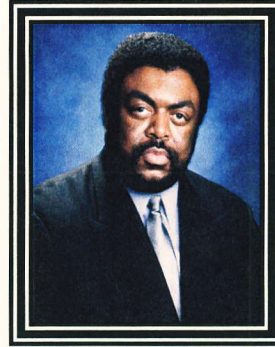
Donald Leak

2010

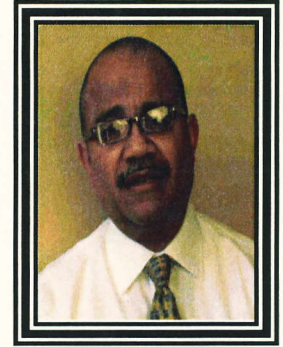
The Potomac Knolls Board of Directors



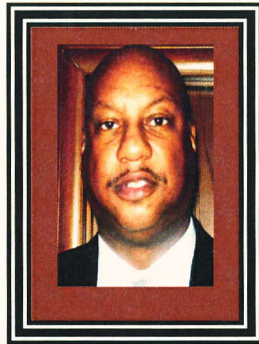
**Deanna Echols
Vice President**



**Donald Leak
President**



**Doug Ritchie
Secretary**



**Harold Smith
Treasurer**



**Karen Franklin
Member-at-Large**

We are at all times mindful that our primary goal is “Service” to the Potomac Knolls Community. This Board’s commitment to the Community is that we will continue making decisions that are fair, equitable, and to the benefit of All Homeowners, while excluding decisions that would adversely affect, or work to the detriment of a single Homeowner in the peaceful enjoyment of your Property.

2010 Message From The President



I hope that you enjoyed the Holiday Season and I extend best wishes to everyone for a Happy and Prosperous New Year!

First and foremost, I want to thank the Potomac Knolls Community for your continued support during my five (5) year tenure as President of the Potomac Knolls Homeowners Association.

The pleasure of serving on the Board of Directors with Deanna Echols (Vice President), Doug Ritchie (Secretary), Dale Liddell (Treasurer), and Karen Franklin (Member-at-Large) has been most gratifying, and I remain truly appreciative, yet humbled by their enormous support. Their dedication, participation, and commitment to fairness and timeliness in making decisions on issues affecting our Community will serve to benefit all Homeowners for many years to come. We are at all times mindful of the fact that our primary goal or objective is "Service" to the Potomac Knolls Community, and Homeowner concerns will always be treated as a matter of "top priority" in our decision-making process. Following is a recap of decisions made by the Potomac Knolls Board of Directors in 2009:

The Community's Planned Budget for 2010 is \$451,728.00. Special note should be made of the fact that our Planned 2010 Budget is \$81,331 less than our 2009 Budget of \$533,059, and \$261,502 less than our 2008 Budget of \$713,230.

In addition, our 2010 Reserve Account Balance of \$561,424, which is planned for unanticipated emergencies and capital improvements, is \$61,424 greater than the \$500,000 Minimum Reserve Account Balance mandated by the Board of Directors in 2008. The 2008 Board of Directors, by unanimous decision, resolved to maintain at least \$500,000 as a Minimum Reserve Account Balance at all times.

The Potomac Knolls Community is enjoying its greatest financial success since inception. I am happy to inform you that during the past two (2) years ninety five percent (95%) of all planned and unplanned Capital Improvements to the Potomac Knolls Community are complete, and the \$320,000 total cost spent on these improvements is \$20,000 greater than the entire 2004 Reserve Account Balance of \$300,000. The difference is that this Board of Directors spent \$320,000 on Capital Improvements and never allowed the Community's Reserve Account Balance to drop below \$561,000.

Nelson & Mudd Accounting Services has been retained to conduct an audit of the financial statements of the Potomac Knolls Homeowners Association. The firm will also prepare our 2009 Tax Return.

The entire exterior of the Potomac Knolls Community Center has been re-vamped with all new vinyl siding. In evaluating the cost of repairs to the facility's exterior walls and columns, the Board of Directors approved removal of the entire wood exterior, which was rot and deteriorating, and replaced it with all new PVC coated vinyl siding. The Board's decision will eliminate exposure to having to make expensive costly repairs every few years and consistently spending money on the same re-occurring problem.

Repairs to eliminate water seepage through the foundation walls of the Community Center are complete. Water seepage through the foundation walls presented a potential health concern

environmentally to the Daycare Center. The Board acted quickly to select a contractor to excavate around the perimeter of the foundation walls and install a new exterior wall membrane (30 year warranty) and drainage system to eliminate the problem.

The Potomac Knolls Board of Directors announced the launch of our Community's new internet website. The web address is www.potomacknollshoa.com. Internet web presence is expected to provide a platform for the immediate dissemination of information, and increased communication between the Board of Directors and Potomac Knolls Community.

Installation of our all-new, in-house Communications Network will eliminate excessive costs associated with having to pay outside sources for printing, mailings, and postage associated with the distribution of hard copy communication to Homeowners, contractors, and vendors.

In an effort to improve our level of security and offset criminal activity in our Community, the Board of Directors entered into a contractual agreement with a new Security Company to provide security services at the Community Center during Homeowner events. All of the officers have full police power in the State of Maryland, including the power to arrest individuals for criminal conduct. This is not your typical security company.

In 2009 architectural violations were consistently addressed and corrected through open communication and hearings between Homeowners, the General Manager, and the Board of Directors. Homeowner compliance in the removal of architectural violations to homes improved uniformity throughout the Community, and many Homeowners have expressed to Management that they are pleased with the results.

Homeowners stated that the 2009 Potomac Knolls Annual Ball was our best yet! Theme "Hollywood" and the presentation of Oscars provided a different, yet exciting twist to the annual event. We Thank our Social Committee, consisting of Sonya Mercurius (Chairperson), Trina Weeden, Antoinette Russell, and Angela Green, for their vision in producing a fantastic event for all to enjoy.

Harold Smith, Interim Chairperson of the Neighborhood Watch Committee, General Manager Deborah Proctor, and Deanna Echols, Vice President of the Board of Directors, worked diligently to ensure that our 2009 National Night Out Block Party was a tremendous success for the second year in a row. Mr. Smith provided excellent upbeat music as Residents enjoyed a tremendous sense of fellowship, dancing and delicious food. Maryland House of Delegates' Jay Walker was in attendance.

Trina Weeden, Chairperson of our Youth & Recreation Committee, Sonya Mercurius, Antoinette Russell, Angela Green, and the Board of Directors must be commended for their exhibition of teamwork in making the 2009 Annual Pool Party a great event for all to enjoy. Adults and children alike enjoyed a great day of socializing with friends and neighbors, music, swimming, and good food.

A special Thank You is extended to Dale Liddell, Treasurer and Chairperson of the Yard of the Month Committee, and Cathleen DeLoach, Committee Member, for ensuring the success of the 2009 Yard of the Month Program. In addition, we again congratulate those Homeowners whose yards were selected and recognized as Potomac Knolls Yards of the Month.

During our Spring Community Pride Day event, Homeowners and Students arrived at the Community Center early and worked to beautify the Potomac Knolls Community. By example, our participation in

this project each year serves as notice to others that we care about our Community and together we can make a difference.

In conclusion, this Board's steadfast commitment to the Potomac Knolls Community is that we will continue making decisions that are fair, equitable, and to the benefit All Homeowners, while excluding decisions that would adversely affect or work to the detriment of a single Homeowner in the peaceful enjoyment of your property. As a Family of One (608 homes strong) we have the audacity to believe that we are now, and will continue to be the "Premier Community of Choice" in the state of Maryland.

Thank You,

Donald Leak - President
Potomac Knolls Homeowners Association

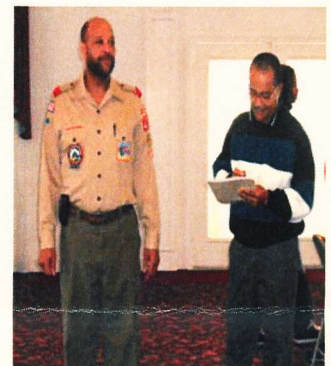
Crime Prevention Day in Potomac Knolls



Ian Warren



Members of Boy Scout Troop 487



Ian Warren exhibited leadership, professionalism and poise in hosting “Crime Prevention Day in Potomac Knolls”, as scouts from Troop 487 proudly represented the Boy Scouts of America.

Ian is a senior in high school, honor student, computer whiz, member of the high school band, and candidate for the rank of Eagle Scout, the highest level of distinction for the Boy Scouts of America.

Ian Warren is the son of proud parents Jesse and Darlene Warren.

**DEPARTMENT OF PUBLIC WORKS
AND
OFFICE OF PROPERTY STANDARDS**

The following numbers are provided to Homeowners for you to report any 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 – 301 883-1000
Property Standards Inspection (Herman Hunter) – 301 883-6069
Street Lighting (Paul Curley) – 301 883-5650

IMPORTANT NUMBERS

Police Complaints 301 883-5042

Police (Non-Emergency) 301 336-8800

Fire Department 301 883-5200

Pepco 202 833-7500

Abandoned Vehicles 301 952-1873

Animal Control Commission 301 499-8300

Bulk Trash Pickup 301 952-7600

Energy Utility Assistance 301 909-6300

Leaf Collection 301 499-8576