



IN THE KNOLLS NEWSLETTER

May 2015

Annual Meeting – The Annual Potomac Knolls Homeowners Association Meeting on December 4, 2014 did not have a quorum, so the meeting was rescheduled and held on January 6, 2015. In the follow-up meeting the election process was successful as Karen Franklin and Donald Leak were 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 2015: Donald Leak – President, Deanna Echols – Vice President, Doug Ritchie – Secretary, Charles Robinson – Treasurer, and Karen Franklin – Member-at-Large.

Annual Ball – The 2015 Potomac Knolls Annual Ball was a New Orleans Mardi Gras style celebration. Everybody in attendance enjoyed the festive occasion, elegant atmosphere, and fine dining. See pictures attached.

Community Pride Day – On May 16, 2015 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.

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.

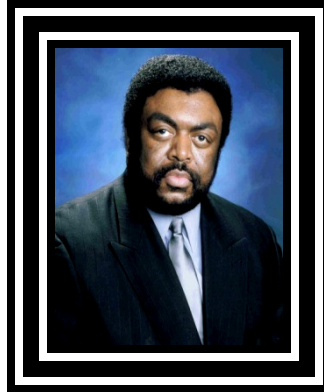
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Annual Meeting1 Election of Officers1 Annual Ball1 Community Pride1 HOA Meetings1 Board of Directors.....2 HOA Fee Increase3 Architectural Control ...3 Block Captains3 2015 Annual Ball.....4-6 Yard of the Month7 Important Numbers ...8	<u>Board of Directors</u> President – Donald Leak Vice President – Deanna Echols Secretary – Doug Ritchie Treasurer – Charles Robinson 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 <u>Newsletter Committee</u> Donald Leak

2015

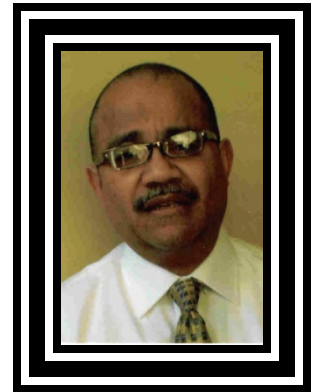
Potomac Knolls Board of Directors



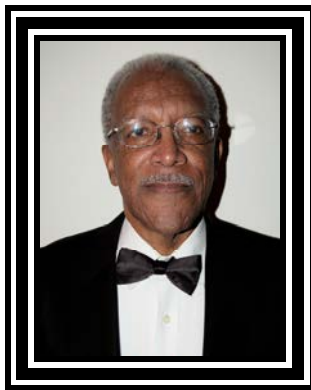
**Deanna Echols
Vice President**



**Donald Leak
President**



**Doug Ritchie
Secretary**



**Charles Robinson
Treasurer**



**Karen Franklin
Member-at-Large**

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.

HOA Fee Increase – Effective June 1, 2015 the monthly Assessment or HOA Fee for the Potomac Knolls Homeowners Association will increase to \$43.60. The Board of Directors approved increasing the monthly HOA fee by \$10.00 to \$49.60 from \$39.60. However, the Controlling Documents for the Potomac Knolls Homeowners Association limit the amount that HOA fees can be increased annually to 10%. Therefore, since the HOA fee can only be increased by \$4.00 (10%) the first year, several increases over a period of years are required to meet the \$10.00 increase approved by the Board of Directors.

While the Bureau of Labor Statistics' Consumer Price Index (CPI) indicates that the inflationary change in prices paid by consumers for goods and services since 1993 is 61.7%, the monthly assessment fee for members of the Potomac Knolls Homeowners Association has not increased at all during the past twenty two (22) years. Yet, operating costs have continued to escalate in keeping with the rate of inflation (61.7%) for the same period of time. Inflation or continuously rising prices has resulted in the necessity for the Potomac Knolls Homeowners Association to increase monthly assessments to offset the rising cost of goods and services.

For the sake of clarity note the following: Purchasing a home in 1993 for \$265,000 is equivalent to purchasing the same home at a cost of \$428,597.61 (61.7% increase) in 2015. Likewise, a car purchased in 1993 for \$20,000 would cost \$32,346.99 (61.7% increase) in 2015. And finally, an HOA fee of 39.60 per month in 1993 is equivalent to having the same buying power as \$60.05 (61.7% increase) per month in 2015.

Architectural Control – Spring is here and Homeowners are out 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 23, 2015 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 2015 Potomac Knolls Swimming Pool Application.

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.

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 2,000 visits to our website monthly. The website address is www.potomacknollshoa.com.

2015 Potomac Knolls Annual Ball Mardi Gras







YARDS OF THE MONTH IN THE KNOLLS

Homeowners are fertilizing lawns, cleaning out flowerbeds and servicing lawnmowers to maintain beautifully landscaped lawns and ensure that their lawns are selected as Potomac Knolls Yards-of-the-Month.

As a reminder, Guidelines for the Yard of the Month Program are as follow:

1. 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.). Two (2) homes from each section will be selected each month.
2. 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.
3. 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.
4. 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.
5. Yard of the Month recognition signs will be displayed for one month in the yards of the winners and pictures of the homes will be posted on the Potomac Knolls Website and in the Newsletter.
6. The Yard of the Month competition will run from May through August 2015.

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