



IN THE KNOLLS NEWSLETTER

May 2019

Annual Meeting – The Potomac Knolls Homeowners Association’s Annual Meeting on December 6, 2018 did not have a quorum, so the meeting was rescheduled and held on January 17, 2019. In the follow-up meeting the election process was successful as Charles Robinson was re-elected to serve a three (3) year term on the Board of Directors.

Election of Officers – The Board of Directors elected the following Officers to serve the Potomac Knolls Community in 2019: Donald Leak – President, Darlene Warren – Vice President, Karen Franklin – Secretary, Charles Robinson – Treasurer, and Geri Jones – Member-at-Large.

Pool Opening - The Potomac Knolls swimming pool is scheduled to open on Saturday, May 25, 2019 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 2019 Potomac Knolls Swimming Pool Application.

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.

Monthly HOA Meetings – The Potomac Knolls Homeowners Association meets every third Thursday of the month at 7:00 pm in the Community Center. Become involved by attending the meetings and let your voice be heard. Also, visit our website at www.potomacknollshoa.com.

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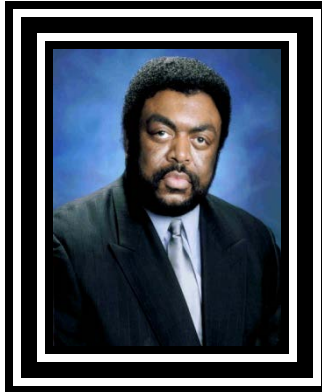
POTOMAC KNOLLS HOMEOWNERS ASSOCIATION	
<p><u>Board of Directors</u></p> <p>President – Donald Leak Vice President – Darlene Warren Secretary – Karen Franklin Treasurer – Charles Robinson Member-at-Large – Geri Jones</p>	<p>Deborah Proctor, GM 1101 Aragona Blvd Fort Washington, MD 20744 Phone: (301) 203-0546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

2019

Potomac Knolls Board of Directors



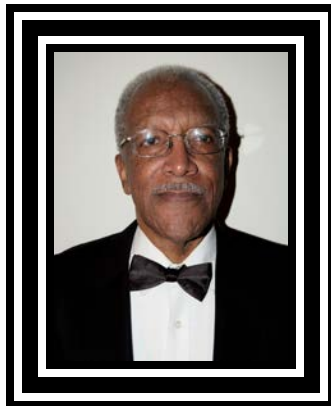
Gerri Jones
Member-at-Large



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.

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.

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 4,000 visits to our website monthly. The website address is www.potomacknollshoa.com.

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.

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 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.

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 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. 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.

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.

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 2019 Potomac Knolls Annual Ball was thoroughly enjoyed by all in attendance! The cozy atmosphere was complimented with special lighting, awesome decorations, excellent music, and delicious food.

2019 Potomac Knolls Annual Ball An Evening of Jazz





Community Pride Day



Date: August 3, 2019

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 in the small dumpster located behind the two (2) large dumpsters because it is strictly for "Private Use Only" by the Daycare and Community Center.

**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