



IN THE KNOLLS NEWSLETTER

May 2021

Annual Meeting – The Potomac Knolls Homeowners Association’s Annual Meeting that was scheduled for December 10, 2020 was cancelled due to the Coronavirus Pandemic. As a result of the cancellation, the election process was conducted independently by H & E Management via “mail in ballot”. Homeowners voted for Karen Franklin and Donald Leak to serve three (3) year terms, effective January 1, 2021.

Election of Officers – The Board of Directors elected the following Officers to serve the Potomac Knolls Community in 2021: Donald Leak – President, Karen Franklin – Vice President, Geri Jones – Secretary, Charles Robinson – Treasurer, and Darlene Warren - 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 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.

Dogs – 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. Homeowners are again asked to not let your dogs roam free, but instead walk and cleanup after them. Prince Georges County Law and documents for the Potomac Knolls Homeowners Association require Homeowners to cleanup after their pets. Therefore, help maintain the Community in the most pristine condition possible by obeying these guidelines and ordinances.

Monthly HOA Meetings – All Association meetings are suspended due to the Coronavirus Pandemic.

Inside This Issue:	
Annual Election	1
Election of Officers	1
Website	1
HOA Fees	1
Dogs	1
Board of Directors	2
Community Affairs	3
Community Affairs	4
Community Pride	5
Important Numbers	6

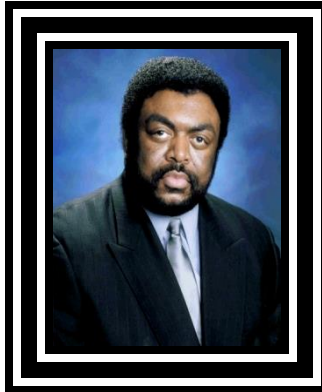
POTOMAC KNOLLS HOMEOWNERS ASSOCIATION	
<p><u>Board of Directors</u></p> <p>President – Donald Leak Vice President – Karen Franklin Secretary – Geri Jones Treasurer – Charles Robinson Member-at-Large – Darlene Warren</p>	
<p>Deborah Proctor, GM 1101 Aragona Blvd Fort Washington, MD 20744 Phone: (301)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

2021

Potomac Knolls Board of Directors



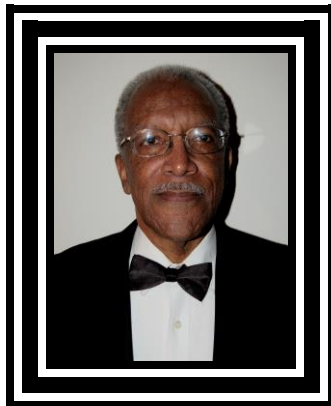
**Geri Jones
Secretary**



**Donald Leak
President**



**Darlene Warren
Member-at-Large**



**Charles Robinson
Treasurer**



**Karen Franklin
Vice President**

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.

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.

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.

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.

Roaming Dogs - Prince George's County Law prohibits Owners from allowing dogs to run "at large" without a leash. 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 born after February 3, 1997. Violations of the Pit Bull Law will result in fines 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).

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 inquires can be made with Prince George’s County at 301 883-5776.

Community Pride Day



Date: August 14, 2021

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.

**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