IN THE KNOLLS NEWSLETTER

October 2016

Right Tree / Right Place Program:
The Department of Public Works and Neighborhood Design Center has been and will continue evaluating street trees in the public right-of-way in the Potomac Knolls Community. High-risk, dead and diseased trees will be removed and replaced with new trees and hazardous trees will be marked with white paint. The two (2) species targeted for removal are the Bradford Pear and Ash trees. Fortunately, there are no Bradford Pear trees in the community public right-of-way, so the focus will be on the Ash trees that are being killed by the Asian Emerald Ash Borer Beetle.

The Department of Public Works and Transportation will be planting new street trees within the next 1 – 2 years. The location of new trees will be marked with green paint on the curb. Note that the Department of Public Works and Transportation will treat, remove and replace County owned street trees only.

Please visit the Potomac Knolls website, www.potomacknollshoa.com, for additional information regarding the Right Tree Right Place Program. Thank You Tina Marie Barham and Patricia Valentine for your efforts in ensuring, via information (insightful text and photos) placed on the Association's website, that Homeowners are fully aware of the Right Tree / Right Place Program and the impact that it will have on the Potomac Knolls Community.

A special Thank You is also extended to Mike Owens for proactively communicating and working with General Manager Deborah Proctor, the Board of Directors, and Prince Georges County Department of Public Works and Transportation in resolving the issue of dead trees in the Potomac Knolls Community.

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.

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POTOMAC KNOLLS HOMEOWNERS ASSOCIATION

Board of Directors

President – Donald Leak
Vice President – Deanna Echols
Secretary – Karen Franklin
Treasurer – Charles Robinson
Member-at-Large – Darlene Warren

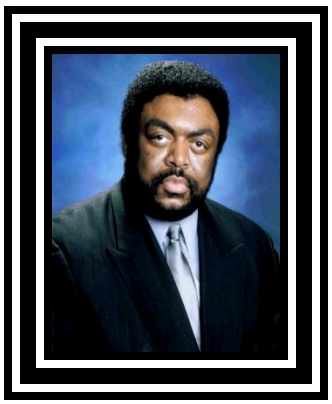
Deborah Proctor, GM
1101 Aragona Blvd
Fort Washington, MD 20744
Phone: (301) 203-0546

Office Hours
Tuesday – Friday
10:00 AM – 7:00 PM
Saturday
8:00 AM – 1:00 PM

Newsletter Committee
Donald Leak

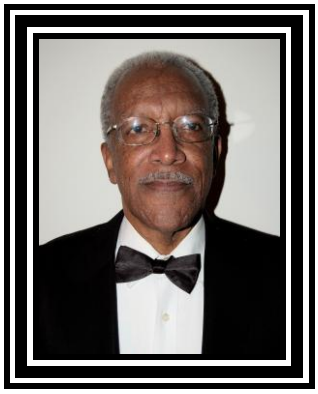
2016
Potomac Knolls Board of Directors

Deanna Echols
Vice President



Donald Leak
President

Darlene Warren
Member-at- Large



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 beneficial to all Homeowners, while excluding decisions that adversely affect, or work to the detriment of a single Homeowner in the peaceful enjoyment of your property.

Potomac Knolls Homeowners Association, Inc.
1101 Aragona Boulevard . Fort Washington, MD 20744
301 203-0546 . Fax 301 203-0758

October 19, 2016

Dear Homeowner:

The Potomac Knolls Homeowners Association has scheduled the Annual Meeting for Thursday, December 1, 2016. The meeting will begin promptly at 7:00 pm in the Potomac Knolls Community Center.

During the Annual Meeting, an election will be held to fill two (2) positions on the Board of Directors. Board member duties include making decisions that are in compliance with the Controlling Documents (Declaration of Covenants, By-Laws, Articles of Incorporation, Architectural Control Guidelines) of the Association, setting policy, establishing procedures, monitoring contracts, and the administration of community affairs. A more detailed description of the duties of Board members, or elected officers, can be found in the By-Laws of the Association. Please note that candidates are running only for the Board, not for a particular office on the Board. It is the responsibility of the Board of Directors to elect Board officers.

Qualifications for serving on the Board include an interest in serving the community, and a willingness to participate in community events or activities. Members of the Board of Directors Board must be available to participate in monthly Homeowner Association meetings and events, and vote on the minutes and various issues or concerns affecting the Potomac Knolls Community.

Individuals interested in serving on the Board of Directors are encouraged to submit the attached nomination form. Floor nominations will also be accepted at the Annual Meeting. Nominees may be asked to make a brief statement about themselves and their thoughts regarding various points of interest affecting the community.

Please return your nomination form to the Potomac Knolls Homeowners Association no later than Saturday, November 19, 2016.

Respectfully,

Donald Leak

Donald Leak – President

2016 BOARD OF DIRECTORS NOMINATION FORM
FOR THE
POTOMAC KNOLLS HOMEOWNERS ASSOCIATION, INC.

PLEASE PRINT CLEARLY

CANDIDATE'S NAME: _____

STREET ADDRESS: _____

BIOGRAPLHICAL INFORMATION:

REASONS FOR WANTING TO SERVE ON THE BOARD:

ISSUES OF PARTICULAR INTEREST:

PRINT NAME: _____

SIGNATURE: _____

DATE: _____

PLEASE SUBMIT NOMINATION FORM NO LATER THAN SATURDAY, NOVEMBER 19, 2016
TO THE ADDRESS OR FAX LISTED BELOW:

Potomac Knolls Homeowners Association, Inc.
1101 Aragona Boulevard
Fort Washington, MD 20744
Fax: 301 203-0758

Indian Head Highway – The Maryland Department of Transportation's State Highway Administration (SHA) has begun making improvements along MD 210 (Indian Head Highway) from south of I-495/I-95 to north of Palmer Road. The project will replace the existing at-grade intersection of Livingston Road/Kerby Hill Road at MD 210 with a grade-separated interchange and access ramps.

The project will include the following improvements: 1. Elevate and realign Kerby Hill Road to connect with Livingston Road over MD 210. 2. Construct a new service road to access the Wilson Towers Apartments and Brookside Park Condominiums. 3. Remove the traffic light at the intersection of Wilson Bridge Drive and MD 210. 4. Add new facilities for pedestrians and bicyclists. 5. Construct noise barriers along both sides of MD 210 and 6. Upgrade drainage systems and construct new stormwater management facilities.

For complete details on the project's overall status and traffic patterns update visit the Potomac Knolls Website at www.potomacknollshoa.com.

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 3,000 visits to our website monthly. The website address is www.potomacknollshoa.com.

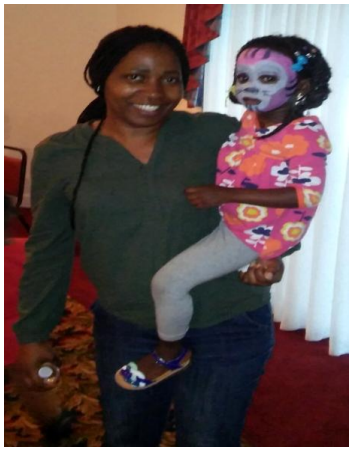
HOA Fees – As a reminder, Homeowners are asked to ensure that your monthly HOA fee of $43.60 is received by H & E Management by the 1st of the month in order to avoid having to pay late charges, interest, and the cost of collection. To those Homeowners whose accounts are current or paid in advance, we 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.

Block Captains – Potomac Knolls Community 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 Homeowners with information about how to secure their homes. Block Captains are vital to the success of offsetting criminal activity in Potomac Knolls because building community spirit and unity is the first line of defense against crime. As mentioned earlier, 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.

Dogs – Unfortunately, again there is an increase in the number of complaints from Homeowners concerning dogs roaming free and defecating on 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 clean-up after them. County law and documents for the Potomac Knolls Homeowners Association require Homeowners to clean-up after their pets. Therefore, help maintain the Community in the most pristine condition possible by obeying these guidelines and ordinances. If the need arises, especially if you perceive dogs to be vicious, report issues regarding loose or stray animals to the Prince Georges County Animal Control Department at 301 780-7200. As a reminder, when dogs are not on a leash and are found off your property unrestrained they can be impounded for running at large.

National Night Out - The Potomac Knolls Homeowners Association held its annual National Night Out Block Party on August 2, 2016. Homeowners and their families embraced the opportunity to meet and greet their neighbors and build neighborhood unity. The Potomac Knolls Family enjoyed a tour of a Prince Georges County Fire Truck, great food, music, swimming, a moon bounce, and a Clown that thoroughly entertained the children. Research shows that when neighbors know and look out for each other, crime goes down. On behalf of the Potomac Knolls Homeowners Association we extend a huge Thank You to Neighborhood Watch Chairperson Charles Robinson and General Manager Deborah Proctor for their efforts in planning and ensuring the success of this event.

National Night Out 2016



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/publiceworks

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

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