

POTOMAC CROSSING

HOMEOWNERS ASSOCIATION, INC.

<http://www.potomaccrossinghoa.org>

Spring Newsletter 2015

March 2015

MAINTENANCE INSPECTIONS

The Potomac Crossing Homeowners Association will perform the 2015 Maintenance Inspections on all homes in early May. The inspection will note areas such as rotted wood, peeling paint, faded paint on shutters/garage doors, overgrown trees and shrubs, damaged fences, mailbox disrepair, siding mildew, and other items in need of attention. *To help you plan for the upcoming inspection, a sample inspection form is enclosed.*



The Board encourages all homeowners to be proactive and complete necessary maintenance now. As our homes age, if not properly maintained, you could be faced with major maintenance expenses. Maintenance delayed or ignored will likely result in the costs only growing more expensive. Regular maintenance of your home can actually save you hundreds of dollars!

Homeowners with maintenance items noted will receive the inspection results and are requested to complete the needed maintenance. The Association will perform follow up maintenance inspections in late summer/early fall for homes with maintenance items noted during the spring inspection. Please complete all noted maintenance prior to August 1st.

Please remember that the upkeep and maintenance of your Potomac Crossing home and yard are your responsibility. You should regularly look at your own property with a critical eye to see what work is needed and, if necessary, call in a contractor to assess the situation for you.

SPRING IS IN BLOOM!

The change of the seasons is always a wonderful time for to make sure you are maintaining your property. There are a few maintenance areas we'd like to remind you to be sure and keep up with:

LAWN MAINTENANCE:

Regular mowing, trimming and weed control are essential to a beautiful community. Please, however, do not dump your yard



waste in the common areas or place grass clippings as "mulch" around the trees.

SHRUBS AND TREES:

Have you noticed your shrubs and trees are overgrown? **Take time now, while the weather is still pleasant, to ensure your trees and shrubs do not hang over common area sidewalks.** This detracts from the general attractiveness of our community and may be unsafe for pedestrians.



Trim, clip, and cut those overgrown plants!

PAINTING:

Most often, homeowners neglect to properly paint the exterior of their homes. Many Potomac Crossing homes are of the age where painting is needed. Regular painting alone, however, is not always the answer.



Without proper preparation (scraping, priming, and caulking) of the surfaces to be painted, painting alone will not be adequate; paint will begin to peel in no time at all!

UPCOMING COMMUNITY EVENT!

The Social Committee is excited to see you at the upcoming event:

Spring Egg Hunt – April 4th,
10AM at the Teaneck Terrace Playground



CHECK OUT THE COMMUNITY WEBSITE!

www.potomaccrossinghoa.org

The Board invites everyone to visit the community website! Easy to use and updated regularly, this site provides community documents including: meeting minutes, architectural applications, newsletters, and information on upcoming events.

Also posted is important contact information such as phone numbers for schools, trash service,

management and Montgomery County. The website provides links to specific County government services (**MC311***, traffic cameras, traffic information, street sweeping, salting and snow removal, tree maintenance, recycling, Housing Code Enforcement, etc.) Check it out!

STREET SWEEPING

Weather permitting, AW Landscapes will be street sweeping all streets in Potomac Crossing on **March 30th**. If possible, please park vehicles in driveways and not on the streets. In the townhouse sections, the street sweeper will not sweep near cars. In the event of inclement weather, the street sweeping will be delayed one business day.

ASSESSMENT PAYMENT OPTIONS

We are pleased to announce that Alliance Association Bank, the bank for Potomac Crossing Homeowners Association, is now offering an online direct debit option for making your assessment payments. Homeowners will now be able to enjoy a number of features which will make the payment process quick and easy. Best of all, this service is available at **NO CHARGE** to you!

Direct debit is a convenient and efficient mechanism for you to make your regular association assessment payment. It is **the best way** to ensure that your payment is received on time and it will take away your worry about the weather, postal delays, holidays, vacations and other unexpected circumstances.

To learn more, visit www.vanguardmgt.com - click on "Resident Resources," and navigate to "Assessment Payment Options".

ARCHITECTURAL CONTROL

Homeowners are reminded that all exterior modifications require prior application and approval by the AERC. This includes, but is not limited to: fences, storm doors, decks, patios, exterior color changes and sheds.



The application for exterior modification and the architectural guidelines may be downloaded from the community website, www.potomaccrossinghoa.org.

ALL applications for exterior modifications must be submitted to our Management Agent at the following address:

Vanguard Management Associates, Inc.
P.O. Box 39
Germantown, Maryland 20875-0039

REMINDERS

Recycling and trash containers may be placed on the curb no earlier than sundown on the evening before pick-up or by 7:00am on the day of collection. Residents must remove their recycling containers by 9:00 p.m. on the day that recycling is collected.



All residents are reminded that recycling and trash containers must be kept out of view at all other times, either in garages or in back yards.

Townhome residents may store their 10 gallon blue bin in front of unit, only **if** the bin can be hidden from view behind shrubbery or planters. Bins may **not** be stored on front steps or sidewalks.

PLEASE clean up after your pets. Inappropriate disposal of pet waste is in violation of the rules and regulations for the Association and is against Montgomery County law.



Questions, comments or suggestions?

Write to: Potomac Crossing Homeowners Association
c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, MD 20875

Community Manager: Ms. Kate Werrett
(301)540-8600 x3310; kwerrett@vanguardmgt.com

Community Manager: Mr. Jeffrey Luther
(301)540-8600 x3317; jluther@vanguardmgt.com