

# POTOMAC CROSSING

HOMEOWNERS ASSOCIATION, INC.

<http://www.potomaccrossinghoa.org>

## Spring Newsletter 2016

May 2016

### MAINTENANCE INSPECTIONS

The Potomac Crossing Homeowners Association will perform the 2016 Maintenance Inspections on all homes the last week of May or the first week in June. 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.



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 1<sup>st</sup>.

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.

### BOARD OF DIRECTORS UPDATE

The Association has had many replacement projects underway throughout the community!



Be sure to visit the recently renovated asphalt path which leads from Parsippany Terrace to the Great Notch play area! The Board of Directors has also reviewed the original tot lot

equipment from the builder installation and found an exciting updated layout for the tot lots. With slides, monkey bars, and a storefront, this equipment will provide creative options for all ages. Installation will begin after the July 4<sup>th</sup> holiday! Be sure to visit the Teaneck and Great Notch tot lots this summer to enjoy the new playground equipment!



### VOLUNTEERS NEEDED

The Social Committee is in need of volunteers to help coordinate community events. The Architectural and Environmental Control Committee (AECC) is also looking for volunteers to assist with modification review.

If you are interested in volunteering, please send an email to [kwerrett@vanguardmgt.com](mailto:kwerrett@vanguardmgt.com)!

### SPRING IS IN BLOOM!

The change of the seasons is always a wonderful time 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!



**ASSESSMENT PAYMENT OPTIONS**

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](http://www.vanguardmgt.com) - click on "Resident Resources," and navigate to "Assessment Payment Options".

**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 pm 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.



**ARCHITECTURAL CONTROL**

Homeowners are reminded that all exterior modifications require prior application and approval by the AECC. 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](http://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

**MEETING LOCATION CHANGE**

Due to summertime construction, the July 11<sup>th</sup> Board of Directors Meeting will take place at Stone Mill Elementary School in the All Purpose Room at 7:00pm.

**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](mailto:kwerrett@vanguardmgt.com)