

POTOMAC CROSSING

HOMEOWNERS ASSOCIATION, INC.

<http://www.potomaccrossinghoa.org>

Spring Newsletter 2017

April 2017

MAINTENANCE INSPECTIONS

The Potomac Crossing Homeowners Association will perform the 2017 Maintenance Inspections on all homes the **last week of April**. 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 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.

MONTGOMERY COUNTY COALITION TO CONTROL CELL TOWERS (MC4T)

MC4T, is a group of citizens who are working with County and Federal officials to secure resident's rights with respect to the installation of cell towers in the County right-of-ways within communities.

Information is located on the Montgomery County Website, and the North Potomac Association website, northpotomacnews.org. To request information, contact MC4T directly at: controlcelltowers@gmail.com.

UPCOMING COMMUNITY EVENT!

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

- Spring Egg Hunt – **April 8th, 10AM** at the Teaneck Terrace Playground. The rain date, if needed is: April 15th.



VOLUNTEERS NEEDED!

The Architectural and Environmental Control Committee (AECC) is looking for volunteers to assist with modification review.



The Social Committee also needs volunteers to help coordinate community events. If you are interested in volunteering, please send an email to: kwerrett@vanguardmgt.com!

TIME FOR SPRING MAINTENANCE!

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:

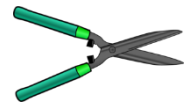
LAWN MAINTENANCE:

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!



BULK TRASH PICKUP AND DUMPING

Residents are reminded that dumping debris in common areas is unsightly and illegal. If your trash, recycling, or yard waste do not fit in your normal trash and recycling receptacles, please make alternative arrangements for removal. Dumping leads to decreased property values and low neighborhood moral.



To arrange a bulk trash pick-up, residents may contact Potomac Disposal at:

www.potomacdisposal.com

Click on "REQUEST BULK PICKUP" and complete the form to arrange for a special pick-up. Note: There are restrictions as to what items can be picked up. See a complete list of those restrictions on the Potomac Disposal website.

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 backyards.

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. Complaints are best referred to The Montgomery County Department of Animal Control at (240)773-5900.



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. 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

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 - click on "Resident Resources," and navigate to "Assessment Payment Options".

FIRE LANES

Existing fire lanes, particularly in the townhouse sections are being reviewed with Montgomery County and new signage is being installed this year.



HOLIDAY LIGHTING

The snow has stopped, the flowers are blooming and here is your friendly reminder to remove any remaining holiday lighting. Per the *Architectural Guidelines*, such lights should be removed by **January 31st**. Please be sure to take a look at your home and remove any remaining holiday lights and decorations.

