

POTOMAC CROSSING

HOMEOWNERS ASSOCIATION, INC.

<http://www.potomaccrossinghoa.org>

Summer Newsletter 2017

July 2017

MAINTENANCE RE-INSPECTIONS

The Potomac Crossing Homeowners Association will perform the 2017 Maintenance Re-Inspections on homes with items cited during the spring inspections. Only the items previously noted in the spring inspections will be reviewed. The re-inspections will take place in August or early September.



The Board would like to encourage all homeowners to be proactive and perform the needed 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 save you hundreds of dollars!

UPCOMING MEETINGS

Pursuant to the procedure authorized by Section 5-206(2) of the Corporations & Associations Article of the Annotated Code of Maryland, the Association shall hold a Second Attempt Annual Meeting for the purpose of electing Directors on **Monday, July 17, 2017, 7:00pm** at the Travilah Elementary School in the All Purpose Room. At this meeting, those members present in-person or by proxy shall constitute a quorum. The majority of those present in-person or by proxy shall elect Directors, as proposed, and may take any other action which would have been taken at the original meeting had a sufficient number of members been present.

Board Meetings are scheduled for the 2nd Monday of each month, except July (which will be July 17th), August, and December. The meetings will begin at 7:00pm and takes place at the Travilah Elementary School.

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.

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.



FIRE LANES

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



SPEEDING & COMMUNITY AWARENESS

Please be considerate of your neighbors when driving through the community streets. There are a number of "blind" spots where you may not see a child playing or a neighbor pulling out from his/her driveway or parking space.



Additionally, please keep play out of the roadways and follow laws regarding helmets. The Association has several open play areas and encourages activities to take place in the greenspaces and not in roadways or parking areas.

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.

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**.

