

# PCA Newsletter

The Plantations Community Association, Inc.

Volume 5 - Issue 2

Celebrating 30 Years!

May 2010

## **Wesley Foreman Memorial Park**

In 2009, the PCA Board made the decision to remove the existing playground equipment from Wesley Foreman Memorial Park, located at the corner of Newbury and Log House Roads. The equipment was getting to a point where it could no longer be effectively repaired and would potentially become a safety hazard. The Board set aside funds to replace the equipment and in the fall of 2009 the equipment was removed.

During the planning process to have new equipment installed, the Board learned from Maryland-National Capital Park and Planning Commission (M-NCPPC) that due to the streams located adjacent to the park, replacing the equipment might not be possible. The park is considered a stream buffer area and installing new playground equipment would be a costly endeavor. Also, there is no guarantee that the plan for the new equipment would be approved by the M-NCPPC. Building a structure such as playground equipment in a stream buffer area is not generally permitted.

The M-NCPPC attended the April 2010 PCA Board meeting and discussed the environmental issues associated with replacing the equipment and also presented some alternatives. The alternatives include a butterfly garden, a bioretention area, benches and picnic tables, a nature trail/walking path made of natural materials, or a combination of all of these.

The Board has not made any decisions on the future

use of the park. If you have any questions, comments or would like us to know your thoughts, please contact us at [PCA4U@yahoo.com](mailto:PCA4U@yahoo.com) or by telephone at (301) 330-8560.

## **Help Us to Stay in Touch**

The PCA sends out occasional e-mail notices to help keep you informed, and to announce volunteer opportunities. We will never share your e-mail address. Please send your e-mail address to:

[PCA4U@yahoo.com](mailto:PCA4U@yahoo.com)

## **County Restricts Vehicle Parking**

A Montgomery County parking law took effect on July 1, 2009. The law prohibits the street parking of recreational vehicles and large commercial vehicles in residential zones. For this law, "recreational vehicle" includes motor homes, travel trailers, and campers (trailered campers, truck inserts, and pop-up campers), and trailers used for boats, motorcycles, cars, or snowmobiles. These vehicles may not be parked on public streets in residential zones for more than 18 hours; in emergencies, 48 hours is allowed.

"Heavy commercial vehicles" may not be parked on residential streets at all, except when engaged in work, or for up to 48 hours in an emergency. Restricted commercial vehicles are those longer than 21 feet, having a gross vehicle weight over 10,000 pounds, a rated capacity over 1 ton, or a height over 8 feet (including racks, but not antennas).

## **Annual Community Yard Sale**

The PCA's annual community yard sale is scheduled for Saturday, June 12<sup>th</sup>, 8am to 12pm with a rain date of Sunday, June 13<sup>th</sup>, 12pm to 4pm.

We would like to encourage those who can to sell from Club View Park so that we can attract buyers to one central location. The PCA will advertise in the Gazette and will post road signs leading to the park.

## **Canine Courtesy**

Once again, the PCA is hearing complaints from residents about some of the dogs in our neighborhood. Please observe the following practices regarding your dog, as specified by County law:

- If your dog defecates on property other than your own, you must immediately pick up your dog's feces.
- Dogs should be on a leash at all times when off your property.
- Unwanted contact with dogs is prohibited. In other words, do not let your dog approach people without first checking that the contact is desired (when the child is very young, we suggest that the child's parents should be consulted first).
- Know where your dog is -- if you put your dog out unsupervised, make certain that your yard is adequately fenced to prevent your pet from leaving your property.

## **Permit Required for Group Use of Park Facilities**

- Please recall that a permit is required when an organized group uses our playing field or pavilion. This permitting system allows us to verify that the use is appropriate, to monitor the use, and to assure that the facilities will be available to you. A \$20 fee is charged for field use, to help defray the cost of field maintenance.
- To obtain a park use application, you can call us, write to us, or send us an e-mail at: [PCA4U@yahoo.com](mailto:PCA4U@yahoo.com).

## **Plantations Two Pool Membership**

For those who are interested in becoming a member of the pool in Plantations Two, our neighbor to the south, now is the time to call them. Contact Zoe Rosenbaum at:

301-253-9718 or [Plantations2pool@verizon.net](mailto:Plantations2pool@verizon.net)

## **Re-Sale Process**

Please contact the PCA when you are placing your property on the market. We can provide a re-sale certificate and a copy of our home-owner's association (HOA) documents for you to present to your prospective buyer.

Maryland law requires that the seller provide the HOA documents to the buyer, and allows the buyer to cancel a sales contract up to 5 days after receiving the documents (unless the documents were delivered 5 days prior to entering into the contract). Having these documents allows the buyer to review the community's rules and assessment amounts prior to making a purchase.

The PCA charges a fee of \$35 for an HOA document set.

## **Vandalism / Crime**

Please help your community to prevent criminal acts, and bad behavior. Keep your vehicles locked, and do not leave valuables in plain sight. Parents, please have a conversation with your children about the importance of respecting community property.

All residents can participate in monitoring our parks for problems. When you are walking or driving by the parks, keep an eye out for anyone who appears to be damaging the facilities. Try to get a description of those doing damage, and call the police; please also call the PCA. If you help us by providing information about vandalism, we will not reveal your identity.

### **Please report all crime and acts of vandalism:**

**For emergencies, call 911.**

For non-emergency police response, call 301-279-8000. For calls that do not require a police response, use this number, and you will later receive a call-back from the police reporting unit.

Please also report incidents to the PCA at:

301-330-8560.

## Architectural Change Control Application Process

When making changes to your house or property, please remember to complete a PCA Architectural Change Control (ACC) application. Applications are required whenever changes are made that affect the appearance of your property. To obtain an application, please call us, or send us an e-mail.

Please attach to your application any drawings or other information that will help to describe your project. If you are building a fence, addition, or other structure, you will need to include a copy of your Site Location Survey (SLS) drawing, with the new structure sketched in. This allows us to see the relationship of the new structure to other structures, and to property lines. You should have received an SLS when you purchased your property.

The ACC committee will review your application, and contact you if there are any questions. The PCA Covenants require us to process applications within 30 days, but we can usually complete the process within a couple of weeks.

Please be aware that a Montgomery County Building Permit is required for all additions, sheds, and new fences. The County also enforces set-back requirements, which define the minimum distance between property lines and additions or sheds. Call the County Permitting Department at 240-777-6300 to determine the set-back distances for your particular property and to apply for a construction permit.

## PCA Board Meeting Schedule

The PCA Board of Directors meetings are held the second Thursday of the month, from 7:00 PM until 8:30 PM. All residents are welcome to attend these meetings.

We usually meet in the Staff Lounge at Woodfield Elementary School. The June meeting will be held in the pavilion at Club View Park.

### **Next Board Meeting:**

Thursday June 10<sup>th</sup>, 7:00 PM  
Club View Park

## Property Sales – New PCA Members

The following properties in The Plantations were purchased between November of 2009 and May of 2010:

- Didone, Marlene, of 24034 Bush Hill Road.
- Eller, Nancy, of 24017 Sugar Cane Lane.

## Recycling Notes

In 2008 Montgomery County expanded their plastics recycling program to include more items. Please remember to recycle the following items in your blue bin:

- Narrow-neck bottles from food, drink, and household products, such as water, milk, soda, shampoo, cleaners, and pill bottles (resin #'s 1, 2, 3, 4, 5, & 7).
- Tubs, containers, and lids from margarine, yogurt, deli, ice cream, mayo, and peanut butter (#'s 2, 3, 4, & 5).
- Nursery and flower pots (resin #'s 1, 2, 3, 4, 5, & 7).

**NOT** accepted are: Containers from motor oil, antifreeze, or pesticides; clamshell containers, even if #1 (salad bar, berries); Styrofoam or polystyrene (marked #6); screw caps from water, soda, pill bottles, etc.

- Scrap Metal: Montgomery County will pick up old appliances at the curb, for no fee.

**Acceptable items are:** Large household appliances such as refrigerators and freezers (doors removed for safety), ovens, washers and dryers, etc. Push-type lawnmowers are accepted if all oil, gasoline, and batteries have been removed. Also accepted are bicycles, grills, and metal furniture.

**NOT accepted for pick-up are:** Automobile parts, tanks containing gas under pressure, or riding lawnmowers.

To arrange for a scrap metal pick-up, call the County at 240-777-6410. The items will be picked up on your regular recycling day; call the County two days in advance to request the pickup.

## **Town-House Parking and Trash Issues**

Recently we have seen an increase in problems related to trash and parking in some of our town-house areas. For the benefit of your community, please adhere to the following rules.

- All trash must be placed in cans with lids. No trash may be placed out for pickup unless it is canned.
- Residents are responsible for hiring their own trash removal service.
- Trash and recycling containers may not be placed out sooner than the evening before the pickup day.
- Trash and recycling containers must be taken in from the curb the same day as the pickup. Additionally, containers may not be stored at the front of the property.
- The town-house parking spaces are owned by the PCA. Two spaces are assigned to each property. Do not use spaces that are not assigned to your property.
- Ambergate Court and Bush Hill Court are County-maintained roadways. Double-parking on these streets is a violation of County law. If you have more than two vehicles, please find a legal place to park additional vehicles.
- If your court has parking spaces marked "Visitor", these spaces are to be used for visitor parking only. Residents may not park in these spaces.

### **Advertise Here**

Business Card or same size ad - \$5.00

Quarter Page - \$9.00

Half Page - \$16.00

Full Page - \$28.00

## **Jobs for Teenagers**

Some residents have asked the PCA whether we have a list of young people who cut lawns, shovel snow, or baby-sit. We don't currently have such lists, but we would be willing to print the names of young people willing to do these jobs. Contact the PCA by phone or by e-mail if you would like your name to be included in PCA newsletters and e-mails.

## **Need for Additional Volunteers**

We still have one Board seat open.

We also have openings on our committees for community event planning, grounds maintenance, architectural control, and newsletter writing and delivery. Please call, e-mail, or write the Board to offer your help, or to ask about opportunities.

We have occasional, one-time volunteer opportunities. You can volunteer for these without making a long-term commitment. Examples are newsletter delivery, mailing assembly, and repair projects in the parks. Send us your e-mail address so you can receive notice of these opportunities.

You don't need to join the Board to commit a little of your time, and to help your community.

## **The PCA Board of Directors**

<b>Tony Durso</b>	- <u>President</u>
<b>Larry Miller</b>	- <u>Vice-President</u> ; Communications Committee
<b>David Keim</b>	- <u>Treasurer</u> ; Grounds and Communications Committees
<b>Anne Clark</b>	- <u>Secretary</u> ; Communications Committee
<b>Nathan Krause</b>	- Communications Committee
<b>Greg Sartor</b>	- ACC Committee Chair
<b>Mary Schwartzbeck</b>	- Board Member
<b>Roy Stacey</b>	- Board Member

### **The Plantations Community Association, Inc.**

P.O. Box 222 Damascus, MD 20872

Phone: (301) 330-8560

E-Mail: [PCA4U@yahoo.com](mailto:PCA4U@yahoo.com)

Web: <http://www.plantations1.org>