

PCA Newsletter

The Plantations Community Association, Inc.

Volume 5 - Issue 3

Celebrating 30 Years!

August 2010

PCA Annual Meeting and Call for Candidates for Board of Directors

The PCA will have its annual meeting on Thursday September 16th. During this meeting we will conduct an election to fill four seats on the PCA Board of Directors. Each year three of the nine seats on the Board become available because their terms expire. This year we have a vacant seat, so there are a total of four seats to be filled.

In early September, property owners will receive a mailing announcing the annual meeting. The mailing will include a ballot, and a proxy voting form. If you will be unable to attend the annual meeting, please complete, sign, and return your proxy form and ballot by mail.

Please vote at the meeting, or by mailed proxy. We need your vote in order to have a valid election.

We also have openings on our committees for community event planning, grounds maintenance, architectural control, and newsletter preparation and distribution. 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.

Help Us Stay in Touch

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

info@plantations1.org

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.

Next Board Meeting:

Thursday September 09, 7:00 PM
Woodfield Elementary School, Staff Lounge

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.

Community Website

The PCA's new website is up and running! The website has helpful information and links to various news and forms you may need. We are always looking for ways to improve the website and make it more helpful for the community. Please let us know of any ideas or suggestions you may have. Please visit our website: www.plantations1.org

You can add to our Web slide show by sending your neighborhood photos. Please include a statement that the PCA has permission to show them.

Plans Being Developed for Wesley Foreman Memorial Park

In late 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 it was starting to pose a safety hazard.

During the planning process to have new equipment installed, the Board learned from the Maryland-National Capital Park and Planning Commission (Parks) that due to the two streams located adjacent to the park, replacing the equipment may not be possible, because the park is considered a stream buffer area. Installing new playground equipment would at a minimum be a costly endeavor, due to extensive evaluation and planning requirements.

Parks staff attended the April 2010 PCA Board meeting and discussed the environmental issues involved with replacing the equipment, and presented some alternatives. In July, several Parks staff members visited the park, and developed a number of suggestions for creating a butterfly garden and sitting area. The garden would be centered in the area where the current Wesley Foreman Memorial Park sign now sits. Parks is offering to provide advice for the park design, and to help with the implementation. The PCA would purchase the necessary materials, and hire contractors as necessary. The community would be invited to help rebuild the park by volunteering their labor. Look for more information in coming weeks on our Web site.

Exact plans for the garden and sitting area have not yet been developed. If you have any questions or comments, please contact us at info@plantations1.org, or by telephone at 301-330-8560.

New State Law - Mobile Phone Use

The new law, effective October 1, 2010, will prohibit all drivers in Maryland from using a mobile phone without a hands-free device while operating a motor vehicle. See our Website for further information.

Crime and Vandalism Report

The PCA has received reports that in the early morning hours of July 29 vehicles in the community were gone through, and items taken. Parts of Welsh Road, Log House Road, and Ambergate Court were affected. Personal items and vehicle registration cards were taken. This is not the first time we have had thefts from vehicles, but this is the first report we've had in at least a year.

We have also heard of other incidents that occurred in recent weeks: teenagers using pools while the residents were away; a man using a ladder to peer into a window; and spray painting of tables and play equipment in Club View Park. Earlier this year a person was observed apparently trying to remove a license plate from a vehicle.

Please help your community to prevent criminal acts, and bad behavior. Keep your vehicles locked, and do not leave valuables in plain sight. Please lock the interior door between your house and your garage. 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.

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 telephone reporting unit.

Please also report incidents to the PCA at 301-330-8560.

Jobs for Teenagers

Some residents have asked if we have a list of young people who cut lawns, shovel snow, babysit, etc. We do not currently have such a list, but we are willing to publish one. Contact the PCA if you would like to have your name and service listed here and/or in our printed newsletter.

County Has New 311 Phone System

Montgomery County government has over 13,500 phone numbers. Now, rather than searching for the one you need, you can simply dial 311 to reach a central call center and be directed to the proper department for non-emergency county government information and services. For more information about the new 311 system, please see our Website.

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, send us an e-mail, or download the form from:

www.plantations1.org/PCA_Files_Forms.html

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.

Property Sales – New PCA Members

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

- Howell, Shawn & Victoria, of 24144 Newbury Road.
- Chen, Kim Tsong & Wangshun, of 24300 Log House Road.
- Conrad, Jerome & Judith, of 24120 Peanut Mill Drive.

Advertise Here

Business Card or same size ad - \$5.00

Quarter Page - \$9.00

Half Page - \$16.00

Full Page - \$28.00

The PCA Board of Directors

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

The Plantations Community Association, Inc.

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Web: www.plantations1.org

Remodeling your Home?

Plantation Residents get 10% OFF!



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Noonan Construction is a premier full service home improvement and remodeling company serving the Baltimore/Washington area since 1984. Our services include the building, repair, or replacement of anything in or outside your home.

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Bathrooms
- Basements
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Porches
- Siding/Gutters/
Trim
- Garages/Driveways
- Interior Trim
- Windows/Doors
- Handyman Services
- Flooring
- Painting

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