



PCA Newsletter

The Plantations Community Association, Inc.



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PROPERTY MAINTENANCE INSPECTIONS

Every spring, the PCA requests that residents take a look at the appearance of their properties and make any necessary repairs, tend to yard maintenance, and remove improperly stored items from the property.

Inspections are scheduled to start on July 22.

Examples of common maintenance problems are:

- Overgrown grass, bushes, or trees
- Loose or missing shutters, siding, or siding trim
- Gutters filled with vegetation or not properly attached to the house
- Peeling paint on house trim parts
- Rusty, damaged, or leaning mail boxes
- Mold or dirt on siding
- Damaged or leaning fences;
- Personal items stored in yard where they are visible from street (tools, auto parts, gardening supplies, trash cans, etc.)
- Car ports cluttered with excessive storage
- Vehicles/trailers/RVs in an obvious state of disrepair or parked on grass

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Please understand that maintaining the appearance of the community is a primary responsibility of a homeowner's association. **The PCA's purpose is not to be critical or punitive, but simply to encourage residents to complete needed maintenance, and to keep the community looking attractive and welcoming.**

If you receive a maintenance violation letter, it will clearly describe the problem, explain what is required to clear the violation, and will provide a deadline.

Please contact the PCA if you need more time to complete the project.



PROPERTY IMPROVEMENT PROJECTS

Please note that residents are required to file an application with the ACC for projects that alter the exterior appearance of their property. You can find the application form here:

<https://plantations1.org/files%2Fforms>



NEIGHBORHOOD SAFETY

Warm weather is the perfect time for children to get outside and enjoy active playtime with friends. While it is safest to have children play in the yard, some games may require a harder surface, which leads to children playing on the neighborhood roads.

Please, keep in mind that the vehicle traffic is the primary purpose of the roadways. With street parking that can obstruct drivers' views and the increase of distracted driving, the street is not the safest place for children to play. "Children at Play" signs often give children and parents a false sense of security.

"Unintentional pedestrian injuries are the fifth leading cause of injury-related death in the United States for children ages 5 to 19." –safekids.org

This is just a reminder to help keep your children and drivers safe by supervising or eliminating playing in the street.

RESPECT FOR COMMON GROUNDS

We all share our neighborhood and our parks, so we all have an interest in keeping these areas clean and safe. The PCA has noticed an increase in the amount of trash being dropped in Club View Park and in some townhouse areas. We also have had the tennis court gate pried and kicked open a few times and reports of young people sitting on the nets.

Parents, please speak to your children about the importance of respecting our neighborhood. Help us to make this a great community.



2019 ASSESSMENT NEWS

Status of Annual Assessment: The 2019 HOA assessment payment was due on January 31. As of May 31, we still had 79 properties whose owners had not paid the assessment. We will continue to pursue payment from these owners and will file property liens or law suits as necessary.

Payment Methods: This year, the PCA has a new website, and it offers online payment of the annual assessment. We offer payment buttons for the current year's townhouse and detached house assessments. To pay for past years or to pay a different amount, please send the PCA an e-mail. We will e-mail you a link to a customized invoice, which will allow you to select your payment amount. Online payments incur a 2.9% processing fee, all of which goes to our payment processor.

As always, the PCA offers payment plans. You can pay using two or three monthly installments or sign an extended payment plan.

[ADVERTISEMENT]

Aalim and Alex Lawn Mowing Service:

25 dollars per lawn – front and back, includes trimming along the fences. We also do other lawn services such as leaf cleanup. Serving The Plantations community.

Email is lawnmowers167@gmail.com or call 240-224-0563 to schedule your service.

HOA Meeting Dates



Meetings are held on the second Monday of every month in the staff lounge at Woodfield Elementary School (except where noted) from 7:10 p.m. – 8:40 p.m. All are encouraged to attend.

Monday July 8

Monday Aug 12 **Damascus Library, smaller meeting room*

Monday Sep 9



NEWSLETTER DELIVERY

The PCA needs volunteers to help deliver our community newsletter to residents. The newsletter is delivered by your fellow neighbors who offer their time to help. We have several longtime volunteers whose efforts we greatly appreciate. However, we urgently need additional volunteers.

The newsletter comes out just four times a year. Each person is assigned a specific route and only has to put the newsletter at the front door. It's an easy way to help out and not be tied down with a day-to-day commitment.

Please contact us at info@plantations1.org, if you would like to help.



REFURBISHED TENNIS COURTS ARE OPEN

Last fall, the PCA started the project of refurbishing the two tennis courts in Club View Park. Weather delays pushed the project into this spring, but the work is finally complete. The courts are open for play, and we will soon have signs posted on the court to display the rules for court usage.

Court Usage: The Board of Directors has decided that the courts will be open for use by PCA residents only. We will monitor the amount of use the courts get, and we can later revisit the decision about who can use the courts. Note that our neighbors in Plantations Two have also recently completed a refurbishment of their courts. To gain access to their courts they are charging non-residents a one-time \$100 fee and a \$50 deposit.

Registering to Use Tennis Courts: All residents of PCA properties can use our courts in Club View Park, but users must first register with the PCA to obtain the gate access code. Please check the PCA website for the court use application form, or contact the PCA by phone or by e-mail.

Pickleball: The tennis court nearest the gate has also been lined for pickleball. This is a sport that uses a smaller court, racquets that resemble large ping pong paddles, and a plastic ball. The USA Pickleball Association says that pickleball is “a paddle sport created for all ages and skill levels”. Learn more here: <https://www.usapa.org/what-is-pickleball>.

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Summary of Court Rules:

- The courts are for use by registered users and their guests.
- The courts are to be used for tennis and pickleball only. No bicycles, skateboards, scooters, pets, or other sports are allowed.
- Soft-soled shoes such as sneakers are required. It is recommended that a court type of shoe be worn, as the wedge-shaped soles on running shoes may cause injury during side to side movement.
- Players shall relinquish the court after an hour when other players are waiting.
- The courts are closed from sunset to sunrise.
- No glass containers, food, or alcohol are allowed on the court.
- Please remove your trash when leaving the court.
- Please keep the gate closed and locked at all times.

Please note that the PCA can deny/rescind court access to residents whose accounts are not current, or who have broken community rules.



BE A GOOD NEIGHBOR – NOISE PROBLEMS

This is the time of year when outdoor entertaining is popular, and that can lead to noise problems. Please be considerate of your neighbors, and lower the sounds of music and voices as the hours get late.

Montgomery County has a “quiet time” law that requires lowered sound levels between certain hours, listed as 9 p.m. to 7 a.m. weekdays and 9 p.m. to 9 a.m. on weekends and holidays.

<https://www.montgomerycountymd.gov/DEP/contact/noise.html>



MANAGING YOUR PETS

Over the past few months, the PCA has heard of a number of incidents where residents have not properly controlled their pets. In one case, a dog ran out to bite someone who was walking in the street; and in another case dogs were being let loose to defecate in other residents’ yards.

Please respect your neighbors and your community and be a responsible pet owner. Dogs should not be allowed off your property except while on a leash. By County law, all dog feces deposited off your own property must be immediately picked up.

Please also note that dog feces contain dangerous bacteria that can enter our waterways when storm water washes the bacteria out of our yards. The sooner feces are picked up, the better. You can find more information here:

<https://www.montgomerycountymd.gov/water/education/pet-waste.html>

Advertise Here!

Your ad reaches 406 homes! Ads are very affordable. Place an ad and watch your business grow, or sell unneeded items around the house! For more information, send an e-mail to: info@plantations1.org. The PCA newsletter is published in February, May, August, and November.

Business Card (or same size ad) - \$5.00

Quarter Page - \$9.00

Half Page - \$16.00

Full Page - \$28.00

OUR PLANTATIONS II NEIGHBORS

We share a very similar name. But, our PCA community and the homes that make up The Plantations II just down the road are actually two completely separate HOA communities.

However, the proximity of our neighborhoods makes the availability of their pool a convenient amenity that you and your family may wish to enjoy.

Outside memberships are \$350 annually per household. There is also a \$250 deposit the first year you join, \$200 of which is refundable when the membership is cancelled.

The pool is open until September 2, 2019 and is generally open from Memorial Day to Labor Day.

For more specific information, visit their site:
<http://www.plantationstwo.com/pool.html>



Upcoming

EVENTS

Celebrate Damascus 2019

When: July 12 & July 13

Where: Main Street, Route 27, and various points around town

Details: Parade begins at 7 p.m. on Friday the 12th with fireworks following. On Saturday, there will be events and vendors throughout town from 10 a.m. to 4 p.m.

For more information:

<https://www.facebook.com/celebratedamascus2019/>

Damascus Community Fair

When: Thursday, September 5 – Sunday, September 8

Where: 10211 Lewis Drive, Damascus

Details: Many activities for everyone! Fun run, exhibits, silent auction, ice cream making contest, music, hay rides, livestock show, fashion show, tractor pulls, and more!

For more information:

<http://damascusfair.org/>



THE PCA BOARD OF DIRECTORS

| | |
|---------------------------|------------------------------|
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| Debbie Diatz | - Secretary |
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| Manny Gomez | - Board Member |
| Mary Ellen Gillard | - Board Member, ACC Chair |
| Rod Ibacache | -Board Member |

The Plantations Community Association, Inc.

P.O. Box 222 Damascus, MD 20872

LOST PET RESOURCES



Visit one of the following:

- ❖ Facebook - Damascus MD Lost & Found Pets:
[facebook.com/DamascusLostAndFoundPets](https://www.facebook.com/DamascusLostAndFoundPets)
- ❖ Facebook - Montgomery County MD Lost Pets
<https://www.facebook.com/MCMDLostPets>
- ❖ Or visit:
<https://groups.yahoo.com/neo/groups/Damascuslostandfoundpets/info>
- ❖ If your pet is lost, try an alert service to help locate him or her:
www.findtoto.com/pet-alert-services



STAY INFORMED & UP-TO-DATE

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

info@plantations1.org

Facebook Users: There is a group for **Plantations I and II**. It is not affiliated with the PCA but is a nice way for everyone to communicate and see what's going on in the neighborhood.

<https://www.facebook.com/groups/108739809260974>

There are also two Damascus groups:

Damascus, Maryland Town Center

<https://www.facebook.com/groups/334078076694824/>

Damascus, MD Neighbors and Friends

<https://www.facebook.com/groups/799185880144769/>

