



PCA Newsletter

The Plantations Community Association, Inc.



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Calendar of Events

8/10 7:00pm PCA Board Meeting at 24313 Welsh Road

9/14 7:00pm PCA Board Meeting at Woodfield Elementary | Room: Staff Lounge

9/17 7:00pm PCA 2026 Annual Meeting and Election at Woodfield Elementary | Room: Staff Lounge

10/12 7:00pm PCA Board Meeting at Woodfield Elementary | Room: Staff Lounge

11/9 7:00pm PCA Board Meeting at Woodfield Elementary | Room: Staff Lounge



PCA Board Member Election

Consider a dive into the candidate pool and join us on the Board. It's a fantastic chance to give back to your community and be heard when impactful decisions are made. The upkeep of our parks, the common areas between the houses, and the overall look of the neighborhood are overseen by the HOA board. The Board gathers once a month, on the second Monday, to discuss and plan community maintenance and improvements. We have committees that develop guidelines and implement policy about PCA grounds, architectural control controls, finances, communications, and event planning.

To add your name to the pool of candidates or make inquiries, email info@plantations1.org.



Volunteers Needed

The PCA volunteer corps helps with a variety of tasks, from shoveling or moving downed tree limbs to delivering newsletters and stuffing envelopes. We especially need 3 to 4 volunteers for Peanut Mill, Bush Hill Rd, and Newbury Rd homes.

Email info@plantations1.org to volunteer.

Current PCA Board

Officers

President: Nathan Booth
VP: [Vacant]
Secretary: Debbie Diatz
Treasurer: David Keim

Board Members

Kathy Giles
Mike Giles
Denitsa Kirilova
Chris Kiron – Grounds Chair
Evan Margelos – ACC Chair
Brandon Martin

PCA Board Activities

ACC

The ACC Committee finished its annual inspections in July. The ACC Committee will do follow-up inspections next. Remember that you may communicate with the ACC directly via the acc@plantations1.org email.

As you plan exterior home improvements, remember to submit an ACC Request form through the [PCA website](https://plantations1.org).

In response to both County and PCA parking and vehicle issues over the last year, the PCA developed guidance for residents to report County parking violations in the neighborhood. In addition, the PCA is responsible for townhouse parking areas and has therefore created vehicle rules and an enforcement plan for townhouse parking.

Grounds

The Board contracted for the bi-annual cleaning of the tennis courts and monitored the services provided by the landscaping contractor.

Finances

The Board continues to complete its 2024 financial audit with an accountant. Overcome by events, the PCA plans to craft and execute an investment strategy for PCA reserve funds, and to transition bookkeeping to QuickBooks have been delayed.

As of the August Board meeting, 83% of members paid their 2026 assessments.

County Parking Laws

The PCA recently received several complaints about vehicle parking in the community related to safety and commercial vehicles. Therefore, the Board has highlighted key state and local laws to inform members. All roads in the PCA community are public County roads except the parking spaces of the four townhouse areas.

1. No parking over 24 hours on public streets except adjacent to your residence
2. No parking within 35 ft of an intersection
3. No parking within 20 ft of a crosswalk
4. No parking heavy commercial vehicles on public residential streets
5. Heavy commercial vehicles are defined as over 10,000 pounds or a capacity over one ton or more than 21 feet long (including loaded objects) or more than 8 feet high (including racks)
6. Vehicles parked in front yards must be on surfaced areas
7. One light commercial vehicle or recreational vehicle may be parked off-street per household

The PCA has no authority over public roads. The County enforces these rules. Violations may be reported via 311. 311 will redirect on-street parking violations to the Montgomery County Police Department and off-street parking issues and unregistered or inoperable vehicle reports to the Department of Housing and Community Affairs.

Proposed PCA Townhouse Parking Rules & Enforcement

The Board is seeking input from residents on the following proposed rules for the townhouse parking areas before the Board votes and implements them. The Board strongly recommends making your views known at the 9/14 Board meeting or the 9/17 annual Board meeting and election. Alternatively, you may send your input to info@plantations1.org. The Board underlined the proposed rule #4 below to encourage residents to provide feedback to the Board.

PCA Covenants Article VIII Section 13: *No portion of the Properties shall be used for the repair of automobiles, nor shall any vehicle other than a private automobile be parked in any of the parking spaces maintained by the Association. After ten (10) days written notice to the Owner of any vehicle parked in violation of this covenant, the Association may remove such vehicle at the expense of the Owner thereof.* The Board has interpreted the covenant to mean that commercial vehicles are prohibited from townhouse parking spaces. The PCA has proposed further rules for townhouse parking areas:

1. Guest parking time limits of 72 hours in designated visitor parking spaces
2. Recreational vehicles are prohibited from townhouse parking spaces except for temporary uses (up to 8 hours for active loading/unloading or work on property)
3. Heavy commercial vehicles are prohibited from townhouse parking spaces except for temporary uses (up to 8 hours for active loading/unloading or work on property)
4. Light commercial vehicles are prohibited from townhouse parking spaces except for temporary uses (up to 8 hours for active loading/unloading or work on property)
5. Light commercial vehicles are defined as any motor vehicle or trailer used for carrying freight or

merchandise, or used in furtherance of any commercial enterprise that is not a heavy commercial vehicle

6. No parking on grass, sidewalks, or paths
7. No parking that blocks access to mailboxes
8. No unauthorized parking in reserved parking spaces
9. No inoperable or abandoned vehicles
10. No vehicles with flat tires
11. No vehicles lacking tags or with expired tags
12. No double parking

Violations

- A. Residents may inform the Board using info@plantations1.org or the PCA voice mail at 301-330-8560.
- B. The ACC shall be responsible for enforcement of townhouse parking rules.
- C. Board action: Follow Covenants Article VIII Section 13: (A) Send 10-day written notice to the vehicle owner and (B) if not corrected, the PCA may remove the vehicle at owner's expense

Parking Signs

The PCA will purchase parking signs for the townhouse areas prior to enforcement. The signs shall read *No unauthorized vehicle parking in reserved spaces, no parking on grass, sidewalks, or paths, no double parking, no inoperable or abandoned vehicles, no vehicles with flat tires, expired tags or no tags, no unauthorized heavy commercial vehicles, no recreational vehicles or trailers, and no parking in visitor spaces for more than 72 hours.* The parking sign shall also indicate the maximum towing charge, the name and contact information for the towing company, and be legible at night.

Enforcement

1. The 1st offence shall result in a written violation notice attached to the vehicle with notice to tow at the owners' expense in 10 days that indicates the violation and the date and time that the notice was attached
2. Subsequent offences within 180 days of a prior parking violation will result in towing of vehicle without notice

Implementation Schedule

September: Letter or posted note to townhouses

October: Install parking signs

November: Begin enforcement

Additionally, the townhouse parking rules shall be posted on the PCA website, included in all future townhouse resale packages, and annually featured in the August edition of the PCA newsletter.

Community Groups

The PCA sends out occasional email notices, to keep you informed of upcoming meetings, announcements and occasional volunteer opportunities. We never share your email address. To be included, please send your email 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 to communicate and keep up with the goings on in the neighborhood.

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

Dog Walking Safety and Courtesy

While walking your dog, please keep in mind the following, which are required by County law:

- Dogs must be leashed anytime they are off your property.
- Dog owners must avoid "unwanted contact" between their dogs and people and other dogs.
- Dog walkers may allow their dogs to "do their business" in the area between the street and sidewalk, or in a PCA common area, but the walker must immediately pick up remains. Please always carry, use and properly dispose of your dog's "business" bags.
- Dogs and cats 4+ months old require a current rabies vaccination and County license.

Lost Pet Resources

- [Damascus, MD Lost & Found Pets](#)  Facebook group; they can scan found pets for microchips
- Montgomery County MD Lost Pets <https://www.facebook.com/MCMDLostPets>

- If your pet is lost or you find a pet, the Montgomery County Animal Services Center recommends you file a report at 24petconnect.com

PCA & County Animal Prohibitions



PCA Covenants [Article VIII, Section 8]: Prohibit all animals, livestock, and poultry from our properties, except that “dogs, cats, and other household pets may be kept” as long as they are not being kept for commercial purposes (for example, they cannot be bred for sale).

Montgomery County Code [Chapter 5 – Animal Control]: Chickens and roosters cannot be kept in an aviary (structure that confines/houses the chickens) within 100 feet of an adjacent dwelling.

For most or all PCA properties, this means the property is not large enough to accommodate chickens. For more information or to report a problem call Montgomery County – 311.

Club View Park

Can residents use the Club View Park Pavilion for an event? YES! Your HOA dues allow you to use the park pavilion for activities like family gatherings! To accommodate everyone and avoid unwanted issues, file a reservation request with the PCA (form available on the PCA Forms/Files web page). Requests are confirmed on a first-come, first-served basis.

Can my team or athletic group pay to use the Club View Park playing field? YES! Group and team use of the playing field requires a \$20 fee for a two-hour period of use. This fee helps pay for the upkeep and maintenance of our field and goals, so we can all continue to enjoy them.

Can residents use the tennis/pickleball courts? YES! The courts are available to PCA residents and their guests. Just email the PCA for the gate code. To keep the courts in the best shape, we ask all residents to refrain from skateboarding, rollerblading/skating, and other non-racket-type sports that can damage the court surfaces.

Non-residents who live nearby can also use the courts for a small annual fee.

Free business card sized ads for young entrepreneurs

If your child would like to earn money doing work for neighbors, we will gladly publish their information.

Contact the PCA if you would like to have their name and service listed here free of charge. Applies to residents 17 and younger.

Place Your Ad Here

Your very affordable ad reaches **406** homes! Place an ad, **watch your business grow**, or **sell unneeded items**, or **celebrate upcoming events**! For more information, e-mail: info@plantations1.org.

The PCA newsletter is published in February, May, August, and November.

Full Page \$68.00 – Half Page \$40.00 – Quarter Page \$22.00 – Business Card \$12.00