



PCA Newsletter

The Plantations Community Association, Inc.



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Calendar of Events

12/8 7:00pm PCA Board Meeting at Woodfield Elementary | Room: Teacher's Lounge

1/12 7:00pm PCA Board Meeting at Woodfield Elementary | Room: Teacher's Lounge

2/9 7:00pm PCA Board Meeting at Woodfield Elementary | Room: Teacher's Lounge

All PCA residents are welcome to attend the monthly Board Meeting.

PCA Board Election Results

Unfortunately, the PCA did not have a quorum of votes (10% or 41) to count for the election. Thank you to those who did take the time to vote. In the community's stead, the Board voted to appoint members to the three open seats. The Board will try to improve its engagement with the community over the next year to improve voting and election participation for September 2026.

We want to thank Rod Ibacache who stepped down from the Board and as Board President and congratulate our new officers and Board members: President Nathan Booth, Vice President Brandon Martin, and Board member and ACC Chair Evan Margelos.

Current PCA Board

Officers

President: Nathan Booth
VP: Brandon Martin
Secretary: Debbie Diatz
Treasurer: David Keim

Board Members

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

Thanks to Rod Ibacache

In September Rod left the PCA Board after seven years of service. During his tenure Rod served on the Grounds and Finance Committees, and he was the PCA President from December 2019 to September 2025.

While President, Rod was involved in a number of projects aimed at modernizing PCA facilities. Most of the town-house mailbox clusters have been replaced; Rod played a lead role in replacing our old basketball goals with professional models; and in 2024 the PCA's asphalt areas were either re-paved or sealed.

Rod was also a strong proponent of the PCA switching to use QuickBooks Online for accounting software, and of the PCA returning to the practice of conducting an annual financial audit. Both of these projects are now underway.

PCA Pet Profile



Meet Pebbles, a five year old black-and-white medium hair kitty with silky soft fur and striking green eyes. She likes things nice and quiet. Ideally, her humans would stop yapping and sit with legs extended so she can nap in the valley between their calves. She likes to spend time alone in the

garage to nap on the still-warm hood of the car and watch backyard wildlife from the sun room. She abhors a closed door. You might see her languidly observing you on the sidewalk from a bay window. – Submitted by Nathan Booth.

Want to make your pet neighborhood famous? Email us their name, age, sex, and favorite activities or short story at info@plantations1.org.

PCA Board Activities

Grounds

The PCA is pursuing landscaping proposals from contractors for 2026. If you would like to refer a contractor, send their information to info@plantations1.org.

The Board is gathering information for two improvement projects. The first is replacement of the Newbury Rd townhouse mailbox, the last set of mailboxes due for replacement. The second project is a sidewalk from the Newbury Rd townhouses to the sidewalk on Tobacco Leaf Ln so that residents have safer and more direct access to the sidewalk.

This Fall the Board finished several park maintenance tasks:

1. Replaced the pavilion roof which was looking overly verdant of late.
2. Added wood chips to the playground.
3. Trimmed the trees above the play ground to reduce shading on the pavilion roof.
4. Replaced damaged basketball hoop netting.
5. Tightened screws on the basketball hoops and rocking playground equipment to reduce rattling and squeaking sounds.

Finances

The Board is pursuing several projects regarding its financial operations and strategy. First, the Treasurer is transitioning PCA bookkeeping from home-made spreadsheets to QuickBooks to ease reporting and financial audits. Second, the PCA is seeking proposals from accountants to conduct our annual financial audits and will start on fiscal year 2024 as soon as the Board selects an accountant. Third, in the new year, the Board will pursue an investment strategy for a portion of the funds sitting in checking and savings accounts that matches the Board's risk appetite and its fiduciary responsibilities to the community.



Not available for a board member's obligations? No worries; we also need community members who want to get involved but aren't ready to commit to a seat on the board. Consider joining the PCA Volunteer Corps. We will get in touch with you when volunteer opportunities, such as newsletter distribution or neighborhood clean-up events, become available. This is a fantastic chance to get to know your neighbors and contribute to your community! If you are interested, please send your contact information to info@plantations1.org with Volunteer Corps in the subject line.

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

Resident Responsibilities

Pay Assessment: Remember to pay any past due PCA assessments. Contact the PCA at info@plantations1.org if you would like to confirm the status of your account. Unpaid assessments risk budget shortfalls that can lead to deferred maintenance, reduced services, and potential special assessments. Budget shortfalls can lead to deterioration of common areas and amenities, decreased property values, and a general decline in the neighborhood's appeal. For individual residents, unpaid assessments can result in lawsuits, collections costs, and liens on the property.

Current Email: Remember to provide a current email address to info@plantations1.org so that the Board may stay in touch. Typically, the Board only sends one email each month to remind residents of the monthly Board meeting.

Landlord and Tenant Contacts: Reminder for landlords to notify the PCA when they are renting their property. Provide a mailing address for official business. Request that tenants send their contact information to the PCA so that the Board can reach all residents.

Taking Care of Leaves: Please note that each property owner is responsible for dealing with leaves on their property; the PCA will handle leaves in the common areas. Please do not move leaves from your property to the common areas. There are techniques for leaving some leaves on your lawn, if they are adequately mulched by a lawnmower. Here is a County article on how to handle leaves, and the benefits of leaving some mulched leaves on your lawn:

<https://www.montgomerycountymd.gov/DEP/property-care/lawns/tips/leaves.html>.

Community Groups

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>

MoCo News

Gas-Powered Leaf Blower Ban

Noise law § 31B-9 was updated in 2025 to ban gas-powered leaf blower usage in the county for private, commercial, and local government and Montgomery County government property. MCPS and Montgomery Parks are managed by the state of Maryland and are exempt. Violations can result in \$500 fines. File complaints at

<https://www.montgomerycountymd.gov/DEP/property-care/leaf-blowers/leaf-blower-noise-complaints.html>.

Electric leaf blowers cannot exceed 70dBA at 50 feet, so check the machine's specifications. The law is intended to reduce health impacts of gas-powered leaf blowers from emissions and noise.

Bring Your Own Bag Law Effective January 2026

In 2026, plastic carryout bags will be unavailable at many businesses. Pharmacies, fresh or raw food

transfer, and dry cleaning services are exempt. Paper bags will cost \$0.10 each. The law is intended to encourage use of reusable bags to save you money, reduce plastic waste, and protect local waterways and wildlife. Details available at <https://www.montgomerycountymd.gov/bag/residents.html>.

Lost Pet Resources



- [Damascus, MD Lost & Found Pets](#) Facebook group
- 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

Club View Park

Can residents use Club View Park Pavilion for an event? YES! The use of the park pavilion for activities like family gatherings is included in the HOA dues you pay! In order to accommodate everyone and avoid unwanted issues, a reservation request must be filed with the PCA (form available online). All requests will be 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.

Plantations Community Association, Inc.

Budget Income-Expense Projection for Fiscal Year 2026 ¹

Budget Category	Budgeted Amount (dollars)
Professional Services	8,218
Administrative & Miscellaneous	595
Electric Service	808
Insurance Coverage	4,000
Legal Fees - Collection Services ²	5,974
Legal Fees – General	700
Maintenance – General	10,015
Maintenance - Landscaping Contracts	36,880
Maintenance - Snow Removal	8,500
Meeting Room Rental	416
Postage & Stationary	1,046
Printing & Copying	2,064
Reserve Fund Contribution - General Fund ³	18,292
Reserve Fund Contribution - Town-House Fund ³	5,280
Staff Training	144
Taxes & Fees - County, Montgomery, MD	5,463
Taxes - State of Maryland	35
Taxes - Federal	174
Trash Removal & Litter Clean-Up	228
Community Events	200
Internet Domain, Website, E-Mail, Data Services	2,064
One-Time Adjustments (none)	
Total Budgeted Expenses:	111,096 (-)
Amount of Resident Assessment:	106,780 (+)
Projected Assessment Not Collected (5%):	5,339 (-)
Projected HOA Document Sales Income:	280 (+)
Projected Park Field and Tennis Rental Income:	40 (+)
Projected Newsletter Advertising Income:	0 (+)
Projected Interest Income:	50 (+)
Projected Recovery of Collections Costs (60%):	3,584 (+)
Projected Funds Carried Over from 2025:	5,701 (+)
Projected Net (Income – Expenses):	0

¹ The PCA Fiscal Year 2026 budget covers the period from 01 Jan 2026 through 31 Dec 2026.

² A portion of collection legal fees are usually recovered when a property owner pays the outstanding balance on an account; the PCA projects recovering 60% of these costs within a given calendar year.

³ Not a true expense, but a transfer to a special-use account.

The assessment levels are: \$250 paid by all properties, with an additional \$88 paid by T-H properties, resulting in assessment levels of: \$250 for SFD properties, \$338 for T-H properties.