

Top 12 Questions & Answers

1. Have a grading problem?
 - a. Contact your builder. The builder will either be Quality Built Homes, K. Hovnanian or a custom builder for the homes in the front of the Neighborhood. The BOD has no purview in this area.
2. Notice a car speeding?
 - a. Contact the St. Mary's County Sherriff's Department non-emergency line. The BOD cannot enforce moving violations.
3. Is there a car parked on the street for an extended amount of time or without tags?
 - a. Contact the St. Mary's County Sherriff's Department non-emergency line. Also, please email the BOD so we may follow up with the homeowner to resolve.
4. Notice a tree growing from the storm drains?
 - a. Contact Metcom.
5. Is there a street light out?
 - a. Contact SMECO.
6. Question about Storm Water Management ponds?
 - a. Please email the BOD. Also note that, per Maryland Storm Water Management guidelines, we are only required to mow the ponds two times per year.
7. Need a resale certificate?
 - a. Please visit the Pembroke HOA website and select the Resale Certificate and fill out the request.
8. How do I attend the monthly Board Meetings?
 - a. Please email the BOD to request the dial in information. The next meeting dates are posted on the Pembroke HOA website in the previous month's meeting minutes.
 - b. No, we do not publicly post the monthly budget updates. However, we do post the planned budget for the following year in the Annual Meeting Agenda and Minutes.
9. Have you seen mopeds / knee bikes / dirt bikes in the neighborhood?
 - a. Per Maryland law, anything driven on Maryland roads needs to be tagged and insured with a licensed driver. If you see someone riding a moped / knee bike / dirt bike that is NOT tagged, please contact the St. Mary's County Sherriff's Department non-emergency line. Also, if you are able to determine who the person is, please let the BOD know so we may follow up with the homeowner to resolve. As you may recall, per our governing documents, dirt bikes are not allowed in the neighborhood.
10. Is there a loose animal or an animal that is using the bathroom in your yard?
 - a. Contact Animal Control. Also, please email the BOD so we may follow up with the homeowner to resolve.

11. Have you seen a sinkhole in the neighborhood?

- a. Contact St. Mary's County Department of Public Works either via phone or select the 311 link on the website to report the location of the issue.

12. Notice someone dumping something in the storm drains?

- a. There is absolutely no dumping anything down the storm drains for any reason. This creates costly repairs (READ: Special Assessments) as the storm drains empty directly into the storm water management ponds in the Neighborhood. No grass clippings, grease, waste, trash, etc. – nothing should be dumped into the storm drains. If you see someone dumping anything in a storm drain, please contact the BOD immediately.

If you have any other questions, please contact the BOD. Although Pembroke Neighborhood has a Facebook page, many times the wrong answer is provided via Facebook discussion. The BOD does not conduct business via Facebook, however, we would like to give you a truthful answer to whatever question you may have, so please email us. bod@pembrookehoa.org

**NOTE: Website links are not provided here purposely as links may change. However, a quick search of the keywords associated to the questions above should provide the necessary contact information.*