

Pheasant Tales



November 2016

Parking

We now have oversized vehicle parking spaces available per our governing documents. If your vehicle is over 6,500lbs GVW than you must park in these spaces. If there are not enough spots let us know.

The non-parking areas have been repainted and are now clearing marked in yellow as "No Parking". If you choose to park there you will be towed. If you have parking issues you are more than welcome to present your proposals for solution to the board at a regular meeting.

If anyone needs or no longer needs a handicapped parking space please let us know.

From the Bookkeeper

Bank charges for credit card payments will now be passed through to homeowners using credit cards. Since the amount can't be properly submitted with the credit card payment it will be added to as a separate assessment. If you have any questions email the Bookkeeper at bdesormeaux@hotmail.com

THINGS TO KNOW

PRHOA Website – pheasantrunhoa.info

Mailing list request –

President@pheasantrunhoa.info

Email: president@pheasantrunhoa.info

Trash/Recycling – once a week on Wednesday

Yard Waste Pickup – once a week on Monday

County Services --

<http://countyclick.princegeorgescountymd.gov/>
or call 3-1-1

Tree Trimming – H&H Tree Service – 202-327-4470

Gas Lamp Repair -- Brite Lite -

<http://www.britelitegas.com/>

Association Bylaws

Helpful Info for owners

Last month we began a series of articles designed to help you understand how our homeowner's association works. We'll explore the rules and regulations of the association, responsibilities of homeowners and the responsibilities of the Board of Directors. In this issue, we'll look at the first of our governing documents, the Bylaws.



Our Association was formed as a 501(c) non-profit corporation under federal and state laws. These laws govern how the corporation operates.

Our bylaws state how we will comply with those laws: how our board is formed, how we spend money, how elections are held, etc. Here is a look at some of the major topics in the Bylaws.

Article I reviews who is a member of the association (every homeowner) and that each member and resident must comply with the Bylaws.

Article II details how members of the association come together to make decisions, usually through the Annual Meeting. All meetings are open to any member of the association and this article details how meeting notices are to be handled, what constitutes a quorum, how members vote, and the order of business.

Article III discuss the Board of Directors: how many directors there must be, how they get nominated and elected, how they hold meetings, and what their duties and responsibilities are. These duties include maintaining the community (financially and physically),

maintaining meeting minutes, acting on behalf of the Association for contracts and legal resolution, etc.

Article VII details how the Bylaws can be amended. According to our Bylaws, they can be modified or amended by a vote of more than 50% of those present at any duly constituted regular or special meeting of the Association. This meeting must first have a quorum of 20% of the total authorized votes. An authorized voter is an owner (one per lot) who is in good standing (no outstanding debts or liens) at the time of the meeting.

Article VIII further outlines the duties of the Board such as registering the Association with the state, the right of the Board to correct violations, etc.

Next month we will get into the meat of a Homeowner's Association – the Declaration, commonly called the CCRs – covenants, conditions and restrictions.

All of our governing documents are located on our website at: pheasantrunhoa.info. Click on "Important Documents".

Architectural Control

The Architectural Control Committee is planning a walkthrough before the end of the year to start bringing Pheasant Run back to the community we all want it to be. We will be discussing how and in what ways we can enforce the rules. Here are some additional reminders of things observed in the community:

Please do not drop your yard and garden waste in Fort Pheasant (center of the community). We are trying to create a recreation area for the community and need the area to remain clear of excess waste.

Please don't leave your trash and recycling containers in the front of your homes -- return them to your backyard.

Just because you leave things outside your back fence doesn't mean it's out of sight. It just means the rest of us have to look at it.

We have exposed cables intended for television/ phone/ internet in the back of some homes. If these were installed by legitimate companies they need to be called back to properly complete their work. Notices will be placed on doors in the near future.

Lighting remains an issue when it comes to the security of our neighborhood. Please turn on your front and back porch lights as this will help until we get the gas/electric yard lights working. If you need help or have questions email president@pheasantrunhoa.info



Cold Weather Alert

When the weather turns cold, we hear more stories of frozen pipes that burst, causing a lot of water damage to the homes in our neighborhood. Take a few minutes to learn where your water shut-off valve is and how to protect your pipes from freezing. Go to our website and download the homeowner alert – FROZEN PIPES.

<http://www.pheasantrunhoa.info/frozen-pipes/>

Lighting

Repairing/restoring the gas and electric lamps are a major goal for this year's board. If you have lived here a while you remember the look of the community when all the lights were working. Each homeowner has the responsibility of ownership of a gas or electric light outside your home, either in the front or back. You can go on the website to identify which light is yours. It may be missing or behind your fence. It may be missing parts. It may just be turned off. Whatever the circumstances, you are responsible to return it to working condition. We will work with you in any way we can but the expense is yours. We do have a contractor who fixes gas lamps and will be in the community. Electric lights are fully in the hands of the homeowner. The board will discuss in the near future if it will take over the maintenance of the lights which will mean another increase in dues.

