

Pheasant Tales



April 2017

Trash and Recycling

Paint cans, toilets, and truck struts won't be picked up by recycling or trash trucks. So I end up collecting them. I have a grill, lights, tables, paint cans, and various other items collecting in my back yard waiting for May 20th when we bring in dumpsters. Please call bulk trash or make arrangements to deal with these types of items. It is very easy to go on line and determine what to do with these items.



Entrance Improvements

As you can tell we have added lights to illuminate the sign at the top of the neighborhood.

The last phase of our work to improve the entrance to the community is to finish the bus stop. We will be adding benches, a trash can, and a free library. We also want to improve the area between the sidewalk and the road which remains sand and dirt. As always we welcome any and all input.

THINGS TO KNOW

PRHOA Website – 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

Association CCRs

Helpful Info for owners

Over the last few issues, we've published 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 CCRs – Covenants, Conditions, and Restrictions.



One of the primary documents for our Association is called the Declaration. This document, commonly known as the CCRs, outlines the rules you must follow as a homeowner or renter as well as the rules the Board must follow when creating or enforcing new community regulations.

The major areas in the Declaration include property rights, budget, assessments, maintenance responsibility of the owner and the Board, party walls, parking, leasing your home, architectural control, insurance, etc.

One of the first sentences in the Declaration states that "Every Owner, family member, tenant, employee, invitee, agent, licensee and all those entitled to occupy a Lot shall comply with this Declaration and the Association's Bylaws."

For more information, refer to our governing documents which are located on our website at:

pheasantrunhoa.info.

Click on "Important Documents".

Upcoming Legislation

Tax Deduction for those who live in HOAs

U.S. Representatives from California have introduced The HOME (Helping our Middle-Income Earners) Act. It allows for homeowners living in a Homeowner's Association who earn \$115,000 or less to deduct up to \$5000 of their fees and assessments from their federal tax liability. The bill recognizes the challenge for homeowners who pay local property tax as well as community assessments. The Senate has yet to introduce a companion bill. It is expected that representatives of states with large numbers of community associations will support the bill.

(Source-Community Association Institute)

Board Activities

Things We Are Working On

- April 15 -- Easter Egg Hunt sponsored by The New Life Christian Center. A flyer is forthcoming.
- Community-owned wrought iron railings replacement, repair and cleaning as necessary. If you would like we can put you in touch with the same vendor to do your railings. If we co-ordinate we can get better pricing.
- RFQs sent out for the Boise brick retaining wall to do three sections that are in most need of repair. At the same time, the contractors will determine how the wall was constructed and the condition of the concrete retaining wall behind it so we can plan for future repairs.
- RFQs sent out to repair a sinking sidewalk and road section on Boise road. The real concern is the underlying problem of the substandard road base.
- Our tree trimming contractor will be here to work on community trees. We are going to ask him to evaluate trees in homeowner's yards to determine if any trimming or removal needs to be done.
- This summer we will build a bridge over the collapsed area on one of the paths in the common area where the basketball court and playground equipment are located. **Volunteers are needed** to dig out the drainage pipe and construct the bridge. More info will come out later.
- A cleanup day is being planned for May 20th. We will send out a flyer a month before.

From the Bookkeeper

There have been some recent questions regarding the deposit of checks into our account. Please note that the bookkeeper position is currently a volunteer position. Mail is collected twice a week from the PO Box and payments are recorded against homeowner accounts based on the postmark on the envelope. Checks are deposited at least twice a month-more frequently during the first month of the quarter. Late fees are assessed on the 16th of the first month of the quarter for all past due amounts. Interest is assessed on the first day of the quarter for all past due accounts.

To make a payment in person or by credit card, you must set up an appointment. Please call Dave at 301-776-2185 to make arrangements.

Questions? Email Bookkeeper@Pheasantrunhoa.info

Security Survey Program

The Prince George's Police Department has a Home Security Survey Program where they will come out and look at the interior and exterior of your home and give you tips on how to make your home safe.

Contact PFC Michael Velasquez at mjvelasquez@co.pg.md.us to schedule your security survey or to get more information.

This and other information can be found on **Nextdoor Pheasant Run** which is part of a county wide communications network. If you wish to join send an e-mail to president@pheasantrunhoa.info and you will be sent an invite to join the list.

*NEXT HOA MEETING - APRIL 17 7PM - AT THE HOME OF DAVE DESORMEAUX,
BOARD PRESIDENT -- 12105 DOVE ALL HOMEOWNERS ARE INVITED*