

Pheasant Tales



June 2017

Yard Waste

Summer brings with it lots of yard waste. Here's info on proper disposal of that waste:

Pickup is on Monday. Collections begin at 6am and end at 8pm. If your items didn't get picked up, you'll need to bring them in and try again the next week.

Yard trim/waste may be placed in heavy-duty paper bags, or heavy-duty trash cans with handles and a secure lid. Cans must be clearly labeled "Yard Waste" or "Yard Trim" to ensure collection. Cardboard boxes are not acceptable containers.

Bundles of limbs, bags and/or cans of dry grass and leaves must weigh less than 60 pounds. Wet grass and leaves must weigh less than 25 pounds.

No branches in the yard waste. Branches must be tied in bundles no more than 4 ft. in length and 3 inches in diameter (width).

Bamboo shall be placed out with the trash. Bamboo will not be collected by the yard waste crew.

To report a missed trash, yard waste, recycling or bulky trash collection, or to register a complaint about trash pick-up, please submit a service request via [CountyClick](#) or dial 3-1-1 for assistance.

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 Architectural Guidelines.



The community was built based on the colonial revival style. You can see Dutch Colonial influences on the original tudor-style homes and nine-pane windows (yes, we all used to have fake panes), Colonial Revival in the use of white window trim and brick facades, Georgian Colonial with the brick facades and dental molding at the top of some homes.

"Maintaining a consistent and harmonious neighborhood, one that is architecturally and artistically pleasing, confers a benefit on the homeowners by maintaining the value of their properties." (Dolan-King v. Rancho Santa Fe Assn. (2000) 81 Cal.App.4th 965, 976.)

The Pheasant Run Architectural Guidelines give all homeowners a set of rules to follow to ensure this harmonious and architecturally pleasing neighborhood. The guidelines address such things as the style and color of fences, colors for exterior paint and roofs, landscaping and drainage, etc. Before beginning any exterior project, be sure to review the guidelines and submit an architectural request.

For more information, refer to our governing documents which are located on our website under *Important Documents*.

Porch Kitties

Do you have a porch kitty? Maybe your neighbor has one? What's a porch kitty? It's a cat that lives in the neighborhood and visits your porch or front door for food and water.

Over the last few years, the number of stray cats has increased in our neighborhood. While most of us love cats, we really hate to see them be hit by cars as many were last year. The Board has made an agreement with Laurel Cats, Inc. to help stabilize our cat population.

Laurel Cats motto is "FINDING COMMUNITY SOLUTIONS FOR COMMUNITY CATS". They have arranged with multiple donors to provide FREE neutering to all cats in our neighborhood, whether a porch kitty or one that you own. The cats will be captured one evening, neutered by a vet the next day, and released back to the same place they were captured. Your porch kitty will still be your porch kitty only better – neutered and given rabies vaccinations.

This will take the effort of the entire community. A census will be taken of all porch kitties and then a date for capture will be set. The Board is looking for volunteers to help with the census and capture. Contact Dave at president@pheasantrunhoa.info.

For more information on the process, please visit Laurel Cats website at: LaurelCats.org



Board Activities

Things We Are Working On

- July 2 – Community Picnic to celebrate the 4th.
- 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 has started work on trimming and cutting down the identified trees.
- 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 construct the bridge. Contact Dave if you can help, 301-776-2185.

From the Bookkeeper

Invoices and statements for the next quarter assessments will be mailed early this week. Interest will be added to any outstanding balances, including late fees, which are not postmarked by June 30.

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

Annual Budget Review

In June and July, the Board will begin to prepare the budget for next year (October 2017 – September 2018). Homeowner input is always welcome. Forward comments to president@pheasantrunhoa.info or come to the next Board meeting.

Homeowner Hints

Do you know that your dryer vents need cleaning at least once a year in order to prevent vent fires?

Empty all standing water. Even the smallest amount of water can be a breeding ground for mosquitos.