

Pheasant Tales



June 2018

Important Community Updates

The next homeowner's meeting will be held on **Monday June 18, 2018** beginning promptly at 7pm in the New Life Christian Center located at 9844 Mallard Drive Laurel, MD 20708. We are thankful to NLCC for allowing us to use their space for this purpose. The board would like to present a few of the meeting's planned agenda items:

- Full management option with Tidewater
- Community maintenance
- Architectural violations
- Revision of the bylaws

We are hoping for a good turn out as we have a lot to discuss! Come out and let your voice be heard!

Names and Numbers to Know

Below are some contacts you might find handy:

- **Joanne Robbins-Tidewater Property Management**
Phone: 443-548-0910
jrobbins@tidewaterproperty.com
- **District 6 Police Station-Beltsville**
4321 Sellman Road Beltsville, MD 20704
police_district6@co.pg.md.us
301-937-0910
- **Bulk Trash Collection Appointments**
Via telephone: 301-883-4748
Online: <http://bulkytrash.princegeorgescountymd.gov/>
- **Washington Suburban Sanitary Commission**
Customer Service: 301-206-4001
Water Emergency Service: 301-206-4002
- **Baltimore Gas and Electric**
Customer Service: 800-685-0123
Emergency Service: 1-800-685-0123

April Assessment Updates

The second quarter assessments were due to our new management company by April 15th. The board has decided to waive any late fees assessed for the second quarter payments due to confusion by some homeowner's in how payments are processed. The assessment fees are necessary for our community so that we may pay our utilities and the various vendors with whom we are contracted thus they must be paid in a timely manner. Please note that the post office box is closed for payments at this time. Below are a few helpful tips moving forward:

- All payments, paper or electronic, should be sent directly to Tidewater Property Management
- Payments should be submitted so that they are received by the Tidewater by the first day of the month in which they are due (i.e. Jan 1, April 1, July 1, October 1). The 15 day grace period is just that, a grace period. Payments should not be submitted with the intent of arriving by the 15th.
- Payments may be made via credit card (subject to a convenience fee) e-check, ACH, online bill pay or via mail in check. Please visit the Tidewater log on page to review all payment options and specific instructions for each.
- Please ensure that your account number is noted on all payments to ensure that they are processed

QUESTIONS OR CONCERNS? PLEASE REACH OUT!

PRHOA Website – pheasantrunhoa.info

Email: president@pheasantrunhoa.info



There is a saying, “many hands make light work”. This is true especially when you live in an HOA community! The beauty of an HOA is that we, the homeowners, have a say in decisions that are made in our community. We can choose which vendors will perform landscaping and snow removal and decide if we want to place new playground equipment in a communal area. With this independence, however, comes responsibilities. Historically, much of the work required in maintaining our neighborhood has fallen to the HOA board led by the president. The board is there to make decisions that are determined to be in the homeowner’s and community’s best interest and that are in line with our governing bylaws. All board members are homeowner’s volunteering to serve in this role. **There are currently five board members.** Those are only a few hands and there is a lot of work to be done! Despite repeated requests, community involvement remains low. For this reason, the board is considering moving to full property management with Tidewater. We currently have a financial only contract with Tidewater which means they collect all assessments, pay out monies to the various contractors who perform services, pay our community bills, etc. For the financial only contract, we pay \$6384 annually. The full management option, will be provided at a cost of \$15,900 annually. Specifics in terms of the financial only versus full management options and what each entail will be discussed in detail at the June quarterly meeting as moving to this option will admittedly take resources from other areas.



Bylaws and Architectural Guidelines

Pheasant Run was established in the 1970s and as a community run by a HOA, bylaws were established. HOA bylaws are **governing guides**. Bylaws are about the government of the corporation and address how often meetings are held, define what is required to establish a quorum, how many board members are required, how meetings are to be run, etc. Architectural guidelines were also put into place to ensure the uniformity of the homes and adherence to the colonial look of the community. With changes to the community and advances in technology, the board is considering making revisions/updates to the bylaws and the architectural guidelines. For example, as homeowners seek the board’s approval for home improvements (i.e. sidewalk pavers, composite versus wood materials for fencing, solar panels, etc.) it has become apparent that our governing documents could use possible revision. We will address proposed changes at the June quarterly meeting. The current documents are available for review on the HOA website. <http://www.pheasantrunhoa.info/important-documents/>

