

Prince Frederick Crossing Homeowners Association Summer Newsletter



Summer 2020

Your Board Officers are:

President:	Anthony Williams
Vice President:	Paulette Hutton
Treasurer:	Andrew Smith
Secretary:	Thomas Long
Director:	Linda McCollum

Your Association's Management Company is:

Sentry Management
2200 Defense Highway, Suite 405
Crofton, Maryland 21114
410.721.7171 (office), 410.721.3842 (fax)

Your Association Manager is:

Sherri Kennedy, Extension 57009
skennedy@sentrymgt.com

BOARD MEETINGS

The Prince Frederick Crossing Board of Director's meetings are held quarterly on the second Tuesday. Mark your calendar with the remaining meeting dates: July 14th and October 13th at 7:00 p.m. at the community clubhouse. With the current COVID-19 pandemic, alternate meeting arrangements may need to be made. If you plan on attending, please contact Sentry Management to confirm the meeting arrangements.

COMMUNITY CLUBHOUSE/VOLUNTEERS

Due to the pandemic, the clubhouse is closed. Unit owners may reserve the clubhouse for future private events. Please contact Sentry Management for a rental agreement and rental fee information if you are interested in reserving the clubhouse for your event.

The Facility Committee is made up of volunteer members that assist in coordinating access and check out of reserved private events. The Facility Committee is currently seeking members to serve on the committee. If you are interested, please contact Sentry Management.



HOME MAINTENANCE

In order to protect and enhance property values and maintain a pleasant and attractive neighborhood, please inspect your home and surroundings and make any necessary repairs that may be required. Some items to monitor are:

GUTTERS- firmly affixed, intact, sealed, free of debris and clean.

SIDING/SURFACE/ROOF- firmly affixed, intact, uniformly attached, clean or power washed and free of mildew, dirt or sut, painted and free of deteriorated materials. This includes, but not limited to; siding, roof, corner boards, gutter boards, soffits, fascia, peaks, door trim, window surface,

EXTERIOR LAMPS – firmly affixed, intact, approved size and style, in good condition and in working order.

SCREENS – firmly affixed, clean, intact and in good repair.

FRONT DOOR/STORM DOORS/GARAGE DOORS- firmly affixed, intact, clean, and free from damage.

FENCES/DECKS – firmly affixed, intact/free from damage, and clean.

FRONT AND REAR YARDS/MULCH BEDS- neat, mowed, free of weeds, debris and stored items.



EXTERIOR CHANGES

In accordance with the Community Association's Documents, it shall be prohibited to alter the exterior of any unit until the complete plans have been submitted to the Board for review and approval prior to the commencement of work. Architectural Change Applications are available in the Information Folder in the community portal at www.sentrymgt.com or by contacting Sherri Kennedy, 410-721-7171, skennedy@sentrymgt.com.

GENTLE REMINDERS

- Please be aware of your surroundings and be careful when driving through the the community. Parents, please remind your children to be mindful when crossing the road and refrain from darting into oncoming traffic.
- Please remind children to be respectful of our community. The play equipment and surrounding fence should not be damaged. All owners contribute to the maintenance and repair of these items.
- Please remember that all trash containers must be stored out of public view (inside the garage or at the rear of the unit). Containers may only be placed at curbside after dusk the evening prior to collection and removed on the day of collection and stored appropriately.
- In accordance with the Calvert County Animal Control Ordinance, please be reminded of the following regulations:
 - Dogs and cats must be on a leash at all times outside of the owners personal property.
 - Owners must promptly remove animal excrement from the property and properly dispose of in a sanitary manner. Please utilize the pet waste receptacles provided in several areas of the community.
 - Depositing of pet waste in the common areas of the community is prohibited.

Any animals observed loose or owners observed not cleaning up after their animals may be reported to Calvert County Animal Control at 410-535-1600, extension 2526.

Please be a considerate and responsible pet owner!



PARKING WITHIN THE COMMUNITY

Please be reminded that there is assigned parking in the townhome section. Unmarked parking spaces are available for guests. Please be a considerate neighbor and refrain from utilizing the guest parking spaces or another owner's assigned parking space and park your vehicles in your assigned parking space, garage and driveway. Please make sure that all tenants and visitors are aware of the parking assignments in the community.

All vehicles must display properly registered vehicle tags. Unregistered vehicles are prohibited. Vehicles should be parked in the garage or driveway areas; not along the roadway.

REGULATIONS FOR RENTAL UNITS

If you make the decision to rent your unit, please remember to provide your tenants with the Association's Documents and Rules and Regulations as they must abide by all community rules and regulations.

UNIT INFORMATION UPDATE

Please remember to contact Sentry Management to update your contact information to include:

- Change in mailing address
- Change in phone number
- Provide email information
- Provide tenant information

COMMUNITY PORTAL ACCESS

Please take the time to visit the Prince Frederick Crossing community portal to view community information, provide contact information updates, make a payment, opt out of receiving coupons or view your account statement. If you have not accessed the portal, you may do so with the following instructions:

- Go to www.sentrymgt.com
- Click on My Account
- Click on New User Registration located under the Homeowner Login and follow the instructions.
 - You will need your 16 digit account number to set up your up your user ID and password. (This is located on your coupon or can be provided by Sentry Management).
- If you are a returning user, then log in using your ID and password.

If you require assistance in accessing and maneuvering through the community portal, please contact Sentry Management for an electronic tutorial.