

Prince Frederick Crossing Homeowners Association Spring/Summer Newsletter

Spring/Summer 2023



Your Board Officers are:

President:	Lauren Stephens
Vice President:	Thomas Long
Treasurer:	Richard Sewell
Secretary:	Michelle Sewell
Director:	Linda McCollum

Community Association Management:

Sentry Mgmt., Sherri Kennedy
skennedy@sentrymgmt.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 11th and October 10th at 7:00 p.m. at the community clubhouse.

JULY 4TH

With the upcoming July 4th holiday, please remember that it is illegal in the State of Maryland to set off fireworks. Any observance of illegal activity should be reported to the Calvert County Sheriff's Department.

COMMUNITY CLUBHOUSE INFORMATION

The clubhouse is available for unit owners to reserve for future private events. Reservations are taken on a first come first serve basis. Please contact Sentry Management for availability and a reservation agreement/information. The clubhouse may not be utilized for business events.

TOT LOT FENCE DAMAGE

There has been an ongoing issue with damages to the fencing around the tot lot. Individuals have been observed intentionally damaging the fence. Please have a conversation with your children and guests about appropriate behavior when utilizing the tot lot. Also, please make sure to remove or place trash and debris in the provided trash container.

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. In addition, in accordance with the Association's governing documents, please submit all lease agreements to 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, etc...

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 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 fencing 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.

COMMUNITY WEBSITE & PORTAL ACCESS

Please take the time to visit the Prince Frederick Crossing website and community portal. The website may be accessed at www.pfcrossing.com and the community portal is www.sentrymgt.com. These are two options for you 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:

- Once accessing the portal, 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 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.

CALVERT COUNTY LOCAL INFORMATION

The local community centers in Chesapeake Beach and North Beach offer several free children's activities from kite building to basketball/video games/game room. Please visit www.co.cal.md.us for information.

Marylanders Plant Trees – If you are interested in receiving a \$25.00 coupon from the state & \$35.00 from Calvert County toward the purchase of a tree (may be combined), please visit the following websites to obtain a coupon and a list of nurseries participating in this program: <http://dnr.maryland.gov/forests/Pages/MarylandersPlantTrees/Introduction.aspx> and <https://www.calvertcountymd.gov/TreeCoupon>.