



# PROPHECY TOWN NEWSLETTER

Summer 2021

## THE PRESIDENT'S CORNER

Greetings Everyone, at this time the Board of Directors and Management Team for Prophecy Townhomes want to extend a warm welcome to all new community members (Homeowners and Renters). Should you have any questions regarding the community you can contact any member of the Quality 1 Management team at 240.770.5381 or send us an email to [office@quality1propertymanagement.com](mailto:office@quality1propertymanagement.com).

Next Board meeting will be held on **Thursday, September 2, 2021, at 7PM** via Zoom (link is below).

Join Zoom Meeting

<https://us02web.zoom.us/j/87478186842?pwd=R2dqbnkwa1NsdUcrT2U1LoVGU25LZz09>

Meeting ID: 874 7818 6842

Passcode: 464409

Dial by your location 301- 715- 8592

**The annual meeting will be held on Thursday, October 7, 2021, starting at 7PM via Zoom link is below.**

Join Zoom Meeting

<https://us02web.zoom.us/j/82493239486?pwd=MzRGTE9ZZDR4ZVRNUTdFeXdOanhaQT09>

Meeting ID: 824 9323 9486

Passcode: 615201

301- 715- 8592

Please save space on your calendar to participate in this meeting as it is important that we reach quorum to go forward with the meeting. As the date approaches keep watch for additional information and reminders which will be generated by USPS mail and electronically.

Its Summer! and we recognize that with many of us continuing to telework and children at home it is important to maintain the community and thus we are advising that we are aware of the landscaping concerns and have scheduled the cleanup of fallen trees and limbs throughout the community. Also, feel free to share any suggestions you have that can help better our neighborhood and community.

## LOVE YOUR DOG, BE THE OWNER THEY DESERVE

Prophecy is a pet friendly community, and we do love pets. However, we also love our community and therefore we have committed to enforcing the County Animal Control Ordinance on the association's property. A few things to be mindful of are captured below:

**Leash Law** - It is against the law for the owner or custodian of any animal to allow the animal to run at-large. Any dog or cat that is found at-large may be impounded. A Violation Notice may be issued by a County Police Officer or Animal Control Officer to the owner of an animal found at-large.

Did you know that according to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health and welfare and the happiness he/she brings to you.

**Removal of Excrement** - The owner or custodian of any dog or cat is required to remove their pet's excrement from public or private property.

Besides being a nuisance, uncollected dog waste can be a serious problem. Fellow dog-parents; if you are ever tempted to leave your dog's droppings on the lawn, please remember the appearance and quality of the community are known to affect home sales—not just whether and for how much they sell, but how quickly. Not to mention, uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

We trust we can count on you for voluntary compliance with the law. We don't like to call animal control, but all residents are entitled to enjoy our community.

## SAFETY TIPS

### Package Theft

Your Board of Directors has been advised of the increase in package theft throughout the community and in response we have outlined a few actions that can be taken to help minimize any incidents. Be sure to share these tips with your neighbors.

#### Mail

Try not to leave letters and packages in your mailbox or at your door for extended periods of time. When items are left visible it is an indicator that you may be on holiday and creates an opportunity for theft to occur. If you are going to be away for more than 1-2 days, ask a friend, family member or neighbor to retrieve your mail and/or ask the post office to hold your mail and packages until you return.

#### Deposit mail close to pickup time

Deposit outgoing mail into USPS® Blue Collection Boxes before the last collection or inside your local Post Office™.

#### Inquire about overdue mail

If you do not receive a check, credit card, or other valuable mail you're expecting, contact the sender as soon as possible and inquire about it.

#### Don't send cash

Be careful about what you send. Don't risk sending cash in the mail.

#### Use Hold for Pickup

When shipping packages, use the Hold for Pickup option, and the recipients can collect the package at their local Post Office™.

**DO NOT hesitate to contact the police with any suspicious activities.**

**Emergency call 911**

**For non-emergency police assistance**

**301-333-4000**

You can register to receive alerts from local agencies (including crime alerts) at

[www.nixle.com](http://www.nixle.com)

Maryland Community Crime Prevention Institute - Link to crime safety brochures

[www.dpscs.state.md.us/aboutdpscs/pct/ccpi/brochures.shtml](http://www.dpscs.state.md.us/aboutdpscs/pct/ccpi/brochures.shtml)

## BE SMART CALL 811 BEFORE YOU DIG

Considering installing a mailbox, planting a tree, building a deck? If you are planning any project that requires you to dig in your yard, remember to call 811. 811 is a national number to have the underground utility lines marked. Do not begin digging until the lines have been marked or cleared as "no conflict". Damage to any type of utility line, can result in serious injury. Protect yourself, your family, your property, and neighbors, **CALL 811 BEFORE YOU DIG!**

## INSPECTIONS

As homeowners we have the responsibility to maintain our homes in a clean and sanitary condition. As a member of the Prophecy Community Association, we are required to adhere to the governing documents.

This includes, but is not limited to:

- ✓ Mowing the front and back yards
- ✓ Weed Control
- ✓ Pruning trees and bushes
- ✓ Power washing the siding and decks
- ✓ Painting or replacing doors, storm doors, and shutters due to fading or rust.
- ✓ Repairing or replacing broken screens, gutters, fascia, etc.
- ✓ Cleaning, repairing, or replacing fences, sheds, decks, etc.
- ✓ Adhering to all parking regulations
- ✓ Proper storage of trash/recycle bins, tools, yard tools, and cleaning equipment

Check around your property for these and other maintenance needs and take immediate actions. Be mindful that Quality 1 Property Management does conduct routine inspections and citations will be issued for covenant violations. Continued or repeated violations can/will result in fines.

**Exterior Alterations** – You **must** submit an Application for Exterior Alteration prior to beginning your outdoor home improvement projects. What type of projects need approval? Any alteration that will change the outside appearance of your home; for example, building or replacing a deck or fence, changing the color of the trim, or replacing door or siding.

Although routine inspections will be conducted, common area issues may arise in between these inspections. Please contact Quality1 Property Management to report any common area issues. Don't depend on your neighbor to call; he/she might be depending on you.

The written requests (violation disputes, extensions, etc.) and Application for Exterior Alterations may be submitted by e-mail: [Office@quality1propertymanagement.com](mailto:Office@quality1propertymanagement.com), or fax 240-260-0755. Questions regarding these issues will be addressed by Andrea Beard.

## HOMEOWNER'S GUIDE TO PROPERTY MAINTENANCE

Prince George's County requires homeowners to meet several requirements and have compiled a Homeowners Guide to Property Maintenance to help assist you with upkeep of your property. Below are a few of the highlights:

- Exterior Structures must be clean, safe, and sanitary; peeling, flaking or chipped paint; gutters and downspouts must be in good repair; and stairways, decks, and balconies must be safe
- Grass should be no taller than 8 inches
- Inoperable/unlicensed Vehicles are not allowed on streets, driveways, or public right-of-ways
- Outside storage of appliances, furniture, vehicle parts, building materials, tree limbs, etc. are prohibited

### **FAQ**

**Q.** Who should I call to register a complaint regarding a vacant lot that needs to be cleaned?

**A.** If the lot is located outside a municipality, contact the Community Services Division at 301-883-6100.

**Q.** Can I operate an auto repair business out of my house?

**A.** No. According to the Zoning Ordinance, once repair activity has been verified, a violation notice will be issued ordering the responsible person to cease repair activity within 30 days or face legal action, fines, or both.

**Q.** My neighbor's grass is knee high. Who should I call to report this problem?

**A.** If the grass is higher than 12 inches, this is a code violation, and you should notify the county at 301-883-6100.

This guide is available online by clicking on the publications link on the Department of Environmental Resources (DER) page at

<http://www.princegeorgescountymd.gov/Government/AgencyIndex/DER/>. You may also request a copy by calling 301-883-5810.

**FREQUENTLY USED NUMBERS****PRINCE GEORGE'S COUNTY**

County Information 301-350-9700

**Department of Environmental Resources**

Animal Control 301-499-8300  
 Bulk Trash 301-952-7600  
 Housing Complaint 301-883-6100  
 Abandoned Vehicles 301-952-1873

**Health Centers/Hospital**

Doctors Community Hospital 301-552-8118  
 Prince George's Hospital Center 301-618-2100

Police (non-emergency) 301-333-4000  
 Prince George's Public Schools 301-952-6000

**STATE OF MARYLAND**

Dept of Housing & Community Dev 800-756-0119  
 General Assembly 301-858-3000  
 Motor Vehicle Administration 800-950-1MVA

**FEDERAL GOVERNMENT**

Citizen Information Center 800-FED-INFO  
[www.firstgov.gov](http://www.firstgov.gov)

Consumer Information Center 888-8-PUEBLO  
[www.pueblo.gsa.gov](http://www.pueblo.gsa.gov)

Health & Human Services 877-696-6775

Identity Theft/Internet Complaints 877-FTC-HELP

Internal Revenue Services 202-283-8097  
[www.irs.gov](http://www.irs.gov) (local number)

Social Security Administration 800-772-1213  
[www.socialsecurity.gov](http://www.socialsecurity.gov)

Veterans Affairs 800-827-2344  
[www.va.gov](http://www.va.gov)

