

Prophecy Townhomes Homeowners Association (PHOA) Virtual Community Meeting Minutes for May 6, 2022

In attendance (management): President; Vice-President; Treasurer; Secretary; Member-At Large; and Founder/CEO, Quality 1 Property Management

Welcome/Call to order: 7:04 pm - President

Introduction of Board Members/Opening Remarks

The President asked that comments and questions on personal issues be held until the Q&A session slated for the end of the meeting, when participants would be given two to three minutes to speak – after identifying themselves. Participants with issues can also call Quality1 Property Management directly.

Accomplishments:

- \$10K transferred to Reserve Fund
- Landscaping schedule distributed to community
- (Light) globe on Bentham Court scheduled to be fixed
- As a result of numerous calls to “311,” Prince George’s County Govt. tickets set up to investigate and eliminate complex’s rodent problem
- PHOA lawyer collected \$5K in fees from delinquent homeowners
- Increase in closing a number of work (i.e., repair) orders issued to management company – more walk-throughs by management company
- Trash and Parking policies under revision by PHOA. Once completed, will be sent to PHOA lawyer for review and approval
- Dumping at bottom of Arwen Court removed May 5th
- Company to prepare PHOA Reserve Study selected and approved by PHOA Board.
- Residents’ Walking Exercise Program begun. Scheduled for the 2nd and 4th Saturdays every month, starting at the pool parking lot, two walking sessions accomplished so far
- Working with insurance company to settle claim for the replacement of fence torn down as a result of a car accident.

Meeting Minutes: By majority vote, Board approved minutes of the April 7, 2022 PHOA board meeting. Minutes will be posted on Prophecy’s Quality1 website and be sent by email to those without access to the website.

Financial Report/Action Plan – CEO Quality1

Budget report for April and May not yet finalized. CEO explained that PHOA Board gets reports one month behind. Additionally, catching up needed as a result of recent departure of property manager assigned to Prophecy.

In summary, \$67,437 total in all accounts:

- \$42, 941 – operating account
- \$24, 446 - Reserve account

For this quarter, \$8,300 ahead of budget. \$4,950 collected by our attorney for delinquencies

In the meantime, will be:

- working with advisory group to prepare the Reserve Study
- carrying out complex-wide light/light pole inspections
- reviewing application forms requesting architectural changes/upgrades
- along with PHOA President, doing a tour of the entire complex
- following up with the insurance company regarding claim for repairing broken iron fence, and reporting to results to PHOA
- have the complex's landscaper provide a schedule for service in Prophecy.

Q&A

What is the date for property inspections?

A: Not yet decided. Residents will be informed. Note: Q1 CEO also reported that the PGCGovt. will be providing a shredding service to County residents, and advised that PHOA can sign up for this service – that will run for three hours on a Saturday. Date to be confirmed – once PHOA applies.

Landscaping: Took photos of the back of the property, a small area behind 6212/6214 Dimrill Court where the leaves are piled up because the landscape company fails to clear that COMMON area. Now trash is accumulating in that area.

A: President and Quality1 will inspect the area. In the meantime, please send more photos.

When will the dead tree between Brandyhall and Targon Courts be removed?

A: Send an email to the Property Manager. Complaints should be emailed to Property Manager to be addressed.

Can residents (homeowners or renters) get their grass cut by PHOA-paid landscapers?

A: Absolutely not. Get the name of the homeowner(s) and send an email to CEO/Property Mgr.

Rodents, wild turkeys, large dogs are seen on properties. One resident has wild turkeys on her porch – that are being fed by the owner. Large dogs mostly in Buckland Court. No bags being used to collect dog waste.

A: We're getting so many complaints. Please get their addresses and take photos to send to our property manager.

Loitering/illegal activities continue in the common areas. Police used to ride around, but no more. Channel 7 has been around also.

A: We will reach out again to the Police assigned to this area to revive scheduled "drive throughs."

At the last meeting it was suggested that we increase efforts to go back to in-person meetings

A: We are still pursuing that option with the National Church of God.

Meeting adjourned: 7:55 pm