

# Summit Creek Community Newsletter



Winter 2006

Happy New Year!

## IMPORTANT PHONE NUMBERS

Prince George's County  
**Police Department**  
District 5 (for Clinton,  
MD)

**301-856-3130**  
Non-Emergency  
**301-333-4000**



Clinton Fire Department  
301-499-8400

Pepco-Prince George's County  
street lights  
202-833-7500

WSSC  
301-206-4001

Prince George's County  
Litter Patrol  
301-499-8520

Recycle Bins - Bulk Trash  
301-952-7630 / 301-952-7600

Animal Control  
301-499-8520

Lynette Remick  
On-Site Manager  
Hours: Mon-Fri 8AM – 5PM  
Sat.– Sun. : Closed  
s.summitcreekoffice@verizon.net  
301-868-7880

Community Management  
Corporation  
301-926-2911 Maryland Office  
703-631-7200 Virginia Office  
301-446-2635 After Hours  
Emergency

## QUARTERLY RESIDENTS MEETING

**January 26, 2006, 7:00 pm**  
**Summit Creek Community Center**

## NEW RESIDENTS

Welcome New Residents of Summit Creek. Please take the time to stop by the Community Center to introduce your family to the On-Site Manger. We hope you become fully engaged in the community. We have several committees and would love to have you join one or two.

## SUMMIT CREEK ASSOCIATIONS PRESIDENT'S REPORT

Due to the resignation of several of the Board Members, we have three new Board Members and Officers. They are as follows:

- Rhonda Chandler, President, (301) 868-8090
- William Hicks, Vice President/Town home Representative, (301) 856-2413
- Roxanne Jones, Secretary/Duplex Representative
- Sandra Coston, Treasurer/Single Family Representative
- Vanessa Jackson, Member at Large
- Danny Young, Member at Large

The Board of Directors would like to **THANK** all the residents who took the time to attend the Board Meeting on December 7th. We discussed some very important community business and wanted your input before making a decision. We presented the 2006 Budget, allowed residents to vote on maintaining the Security Patrols, contracted a new Landscaping and Snow Removal Company and introduced our new On-Site Manager as well as the representatives from the CMC Management Company. At the meeting we voted to table the repair or replacement of the common area fencing until further research could be done on the Reserve Study pertaining to this area. Representatives from the new Landscaping Company "Brickman Landscaping" were present to address the community concerns. As you can see, we are undertook some major items.

As a result of the vote to maintain the Security Patrols, the increase in the Landscaping/Snow Removal contracts and nominal increases in other contracted services, the 2006 dues increased as follows:

<b>Single Family Homes-</b>	<b>\$64.13</b>
<b>Town Homes and Duplexes-</b>	<b>\$78.93</b>

The Board of Directors are very interested in hearing from the Community. The Board Meetings are held the first Tuesday of every month at 7:00pm. All residents are welcome and encouraged to attend these meetings.

**The next residents meeting will be held January 26, 2006 at 7:00pm.** We hope to see more residents at this meeting. This is your community and we need your **HELP** to ensure the community remains safe, clean and a place where we can **ALL** be proud to call **HOME**.

Thank you and have a Blessed and Prosperous New Year.

Rhonda Chandler  
Board President

**NEW ON-SITE MANAGER  
AND  
PORTFOLIO MANAGER**

On November 1, 2005, Katrina Nelson moved to the CMC Maryland office and was replaced by Lynette Remick as the Summit Creek Community's new on-site manager. Please contact her if you have community concerns, problems or issues

Frank Valentine is no longer with CMC. Ms. Kimberly Williams and Tony Rouhani are providing Portfolio Management services for Summit Creek.



**SUMMIT CREEK'S FIRST  
ANNUAL ADULT HOLIDAY  
PARTY**

On December 17, 2005 between the hours of 8:00pm and 12:00am, the Summit Creek Associations first annual adult holiday party was underway. Invitations went out to the entire Community. R.S.V.P.'s were confirmed for over 100 residents. DJ SAX, who is a resident of Summit Creek, provided the music for the evening. Everyone enjoyed good food, beverages, music and company. We hope to see more of the community in attendance next year.

**IT'S THAT TIME OF YEAR!**



The snow removal season is once again upon us. **The Brickman Company** is our new Landscaping/Snow Removal Company for the Summit Creek Community. Please be sure to remove your cars from around the circles in the Townhomes and Duplex areas. If you have driveways, please park your cars in your driveway. We must keep these areas as clear as possible so the snow and ice can be removed. Sand WILL NOT be used this year only salt and chloride treatments will be used. Let's all work together to have a safe and clear winter season.



**ARCHITECTURAL REQUESTS**

Anyone doing enhancements to their home will need to fill out an Architectural Application with the Summit Creek Office to be forwarded to the CMC Office for approval and then to the Summit Creek Architectural Committee. The processing time for each application can take up to 60 days. No enhancements or alterations to the home or property can be done without written approval or you may be required to remove the enhancement at the owner's expense. Any owner who has received a violation letter is required to take action in correcting the violation. Please be sure to follow the instructions on the application and provide as much documentation as possible (i.e.- pictures, plats etc.) If you have already made enhancements to your home or property and did not submit an Architectural Application please do so right away to avoid being fined or even having to remove/correct the enhancement. If your structure is not in compliance with the Architectural guidelines you will have to make the necessary changes so that it meets the requirements. You can read the Architectural guidelines and get a copy of the application on the Summit Creek Website at [www.summitcreek.org](http://www.summitcreek.org) or you can pick one up at the Summit Creek business office Monday— Friday between the hours of 8:00am and 5:00pm. Inspections of all the homes within the Summit Creek Community will begin in the Spring and remember that all structures must be on the owner's property. It is against the By-Laws of Summit Creek to place storage or structures in the common areas. Thank you for your co-operation.



**RECRUITING RESIDENTS  
FOR THE NEIGHBOR-  
HOOD WATCH AND  
BLOCK CAPTAINS**

**Safety is our #1 Priority!**

If you are interested in joining an elite group of residence to help keep an eye on the Summit Creek Community please send your contact information to the On-Site Manager at [s.summitcreekoffice@verizon.net](mailto:s.summitcreekoffice@verizon.net).

**The Neighborhood Watch, Block Captains, along with our improved Security Patrols will result in a safer community for all**



**VOLUNTEER TO BE A  
PART OF  
THE SUMMIT CREEK  
COMMUNITY**

Come take part in the Summit Creek Community. We need Committee members to help keep Summit Creek safe, beautiful and clean. We have several committees that are in need of new leadership. Volunteers are needed to help organize neighborhood clean up days, community days to get to know one another, and help with the maintenance of the tot lots. Together we can keep Summit Creek one of the premier communities in Prince Georges County.

If you would like to form a new committee, please prepare a written proposal for the Board's approval.

**VANDALISM IS ON THE RISE IN  
THE SUMMIT CREEK COMMU-  
NITY**

The Management Office of Summit Creek has received several reports of vandalism both recently and in the past. Please be sure to report all incidents to the Prince George's County Police as well as the Site Office. The more reports that the police receive the more they will also increase their patrols within our community. As many of you have noticed the Community Center Sign as well as the Mailbox were vandalized at the last teen night event. These items were destroyed by teens not living within the Summit Creek Community but invited by one of it's residents. When the teens were asked to leave they were very upset and the outcome was the destruction of the mailbox and sign. **The Security Patrols will be on duty during all future community events.**

It is important that the parents reiterate the rules of Summit Creek to their children especially pertaining to Association sponsored activities. These activities are for Summit Creek residents ONLY. We need more parents /chaperones to come out and participate during these events. Let's show our Community Support for our kids.

**UNPAID HOA DUES**

As of December 31, 2005 there were 174 accounts in a delinquent status. 92 accounts are 30 days delinquent; 36 accounts are 31-60 days delinquent; 2 accounts are 61-90 days delinquent; 11 accounts are 91 -120 days delinquent; 33 accounts are more than 120 days delinquent. There is a total of \$35,650.87 in unpaid dues. Please note effective 1/1/06 accounts 45 days delinquent will be referred to the attorney for collection.

Unpaid dues affect the community's ability to meet all of our financial obligations.

## SELLING YOUR HOUSE

Plan on selling your home??? Please be advised that the current homeowner is responsible for providing a Re-Sale package to the new homeowner prior to settlement. The Re-Sale package must disclose all financial obligations pending against the property to include liens for non-payment of homeowners dues and any notifications of architectural violations.

In the event a home is sold without the original homeowner resolving these issues, the new homeowner will become legally responsible for these matters. Summit Creek's attorney will make every attempt to collect this debt to include filing a claim against the title company who will in turn go after the original homeowner.

If you have any questions or require additional information, please contact the On Site Manger before selling your home.

## PET CORNER

There have been several complaints about our four legged friends relieving themselves in residents yards. Please be sure to bring your "POOPER SCOOPERS" along for the ride. The pet owners must realize that children and others walk and play in their yards and would appreciate the extra effort All pets should be kept leashed and stray animals should be reported to Animal Control. If you have a dog house or dog run a completed Architectural Application is required. Dog houses and or Dog runs are to be placed as close to the home as possible and must NOT be placed on common area property or where they could create a nuisance condition. The color of the walls, roof and trim of the dog house shall match and conform to the home. Approved fencing for the dog run is required.



## WEEKLY TRASH PICK UP FRIENDLY REMINDER



Please remember **DO NOT** put your trash out prior to the pick up days. Trash is picked up Tuesdays and Fridays. The trash should not be placed at the curb until the day before the scheduled pick up and should be done after dusk. Please remember to remove your trash receptacles from the curbs and roadways on the day that the trash has been picked up and remember if you have Bulk Trash Pick-Up you must **call for an appointment** with Prince George's County to have your items removed. **DO NOT** put the bulk trash at the curb until the day prior to your scheduled pick up. Lets all work together to create a happier and cleaner Community.

## COMMUNITY CENTER/ POOL RENTALS



All rentals of the Community Center and Pool are done on a first come first served basis. The only way to secure your date is to put the required deposit down at the time the reservation is made in the form of a money order or certified bank check. **No Cash or Personal checks** will be accepted and no date will be held or guaranteed without the security deposit. Reservations must be made with the On-Site Manager at the Summit Creek business office by a resident of the Summit Creek Community. The homeowners account also must be in current standing. If you have any questions you may contact the Summit Creek Office.

**UPCOMING MEETINGS**

Thursday, January 26	Resident's Meeting
Thursday, April 27	Annual Meeting
Thursday, June 29	Resident's Meeting
Thursday, September 28	Resident's Meeting

**MONTHLY BOARD MEETINGS**

The Board of Directors for the Summit Creek Community Association meets the first Tuesday of each month. These meetings are open to Summit Creek residents.

**SUMMIT CREEK ACTIVE COMMITTEES**

<b><u>Committee Name</u></b>	<b><u>Chairperson</u></b>	<b><u>Contact Info</u></b>
Neighborhood Advisory	Kenneth Brown	KSBesquire@aol.com
Budget & Finance	Yvonne Gist	ygist@comcast.net
Teen Advisory	Dana Williams	dmw523@hotmail.com
Boy Scouts	George London	(301) 856-8142

**SIGN UP FOR EMAIL NOTIFICATIONS**

In an attempt to keep costs down, we are offering residents the option to receive email notification of Newsletters, meeting announcements, or other pertinent information, and no longer receive notifications via US Mail. If you are interested in this service please email the On-site Manager at **s.summitcreekoffice@verizon.net**. *Please note it is the resident's responsibility to contact the On-Site Manager if your email address changes.*

**In the Subject line, please enter Email Notification Only.** Please provide her with your home address and you will begin to receive email notifications for pertinent information.

Please visit the Summit Creek Website at **www.SUMMITCREEK.ORG.**