

# PEHOA Newsletter

May 2025

## UPCOMING EVENTS

In mid-May, ballots with our voting protocol will be distributed listing all HOA board candidates for the 2026–2029 term. Your vote is essential! This is a volunteer Board of neighbors who represent you in all matters of HOA administration.

JOIN US for the **Annual Meeting and Family Picnic held on Saturday, June 7th, at the home of Suzan Maher at 1012 Windmill Lane, from 2–4PM.** Votes will be tallied and final results will be announced.

## NEIGHBORHOOD REPAIRS

Renee C. is actively working with the Montgomery County Department of Transportation to address storm drainage issues in our neighborhood. The County will assess and repair front yard storm drain ditches and crumbling drain inlets. Round one of repairs is expected to be completed soon. Subsequent rounds will continue throughout the summer.

Our roads—including Sandy Hollow Court—are scheduled for repaving this summer, likely beginning in July or August. The County will notify us ahead of the scheduled work.

Speed humps have been repaired. Please be mindful of their 15 mph limit.

## RECYCLING BIN REPLACEMENT

Order a new bin & schedule pickup for your old bin by clicking [HERE](#) for Montgomery County's Department of Environmental Protection (DEP) page, that includes recycling collection schedule, including holiday changes.

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## MAINTAINING CURB APPEAL

### Welcome Spring!

As the days grow longer and the temperatures begin to rise, it's the perfect time to give your home a little TLC to help keep our community looking its best.

#### **Yard and Garden**

- Homeowners are required to follow University of Maryland recommendations when fertilizing lawns. Mandatory restrictions, similar to those imposed for lawn care professionals apply. For guidance:
- [Visit the Maryland Fertilizer Law information website](#)
- [Pamphlet on Maryland's Fertilizer Law](#) - Gives a brief overview with the list of restrictions for residential properties (PDF, 1.85MB)
- [How to Fertilize Your Lawn Responsibly](#) - What to look for when buying fertilizer (PDF, 1.19MB)
- [Maryland Professional Lawn Care Manual](#) - The official guide from the University of Maryland that forms the basis for the law (PDF, 8.64MB)
- Grass should be maintained and cut to maximum height of 6 inches
- trim or remove any dead tree limbs, overgrown shrubs and unsightly weeds

#### **Friendly Reminders for a Well-Maintained Neighborhood:**

- Recycling and trash bins: Store neatly and out of sight when not in use. trash should be contained in an animal proof container with a tight fitting lid.
- Outdoor Storage: lawn equipment, and any work tools stored safely and out of view.
- Front Porch Clutter: No long-term storage of items such as indoor furniture, appliances, boxes, or packages on front porches.
- Inoperable or Abandoned Vehicles will be reported to the Montgomery County Vehicle Recovery Section for tagging and removal.
- Exterior Home Maintenance: Repair or replace any hanging, broken, or missing gutters and shutters promptly.
- Hazardous Materials: should be secured according to label in a safe enclosed structure.
- Clean up after your pets & discard waste in trash. Remember dog urine damages plants so please be mindful where you allow your dog to wander.

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## WHAT'S THE ARC?

### **Peachwood Estates HOA – Architectural Review Committee (ARC)**

*Working Together to Keep Our Neighborhood Looking Its Best*

Thinking About an Exterior Home Project? Let's Work Together!

Before making any changes to the outside of your home please take a moment to review the Architectural Review Committee (ARC) guidelines on our [website](#).

If your project falls under ARC review, contact our ARC Chair, Larry Collier, at [lcollier168@yahoo.com](mailto:lcollier168@yahoo.com).

We're not here to make things difficult—quite the opposite! The ARC is not an authoritative body; We are your neighbors and our goal is to maintain the beauty and harmony of our community while working with homeowners to make sure projects align with the neighborhood's overall look and feel as outlined in the HOA covenants. If you are interested in joining the committee contact Larry. ARC approval keeps your project in compliance with the HOA's governing documents. If you have already started or completed work on an outdoor project for which you did not have ARC approval, you still must submit a request to the ARC for review of the project.

#### What the ARC Does:

The ARC reviews homeowner requests for exterior improvements to help maintain property values and architectural consistency in Peachwood Estates. This includes additions, fences, landscaping, sheds, exterior paint, and more—especially anything visible from the street. The ARC also keeps an eye on general property upkeep and may notify the Board about issues such as overgrown lawns or damaged features.

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## ARCHITECTURAL REVIEW COMMITTEE REQUESTS

### How to Submit a Request

Submit your project plans before starting work. Be sure to include:

- brief cover letter explaining the project
- lot map (plat) showing the location of changes
- description of materials and colors
- Your name, address, phone number, and email
- Any required county permits (or duplicate of county application)
- Drawings, sketches, or photos
- Email your submission to our ARC Chair, Larry Collier, at [lcollier168@yahoo.com](mailto:lcollier168@yahoo.com)

### Quick Reference: What Requires ARC Approval?

- **Fences:** No chain-link. Max height 6 ft. Must not extend past the front of the home.
- **Additions, Decks, Patios, Pools:** ARC approval and county permits required.
- **Sheds:** Must be in rear yard, ideally not visible from street. Max size 144 sq ft.
- **Exterior Colors/Trim:** All changes must be approved.
- **Lighting:** Modifications or additions must not cause glare or discomfort to neighbors
- **Driveways/Walkways:** No changes without prior ARC approval.
- **Landscaping:** Dead or overgrown trees and plants should be removed. Removal of living trees 4" or more in diameter requires explanation.

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## STREET SAFETY

*We are an active neighborhood without sidewalks.*

When you speed, you reduce your reaction time and increase the force of a crash. For someone walking or biking, that could mean the difference between life and death. Speed limit is 25 in our neighborhood and 15 at speed humps.

Speeding up saves you a few minutes at most slowing down may save a life.

♥ **Let's protect our streets for everyone who uses them.**



### PEDESTRIAN SAFETY REMINDER

When walking along our roads without sidewalks, please remember: Maryland law requires pedestrians to walk on the left side, facing oncoming traffic. This helps you see approaching vehicles and stay safe.

Please share this reminder with family and guests. Let's all do our part to keep our neighborhood safe!