Hello to the Pines One Community from the Board of Directors.

Let’s begin this pilot issue of the Pines One News by welcoming our newest board members Renee Washington (Vice President) and Paula Reed (Secretary).

Let's also welcome Gloria Rice, our new On-site Service Coordinator. It has been over 10 years since we had a Pines Newsletter. We are pleased as a Board to bring this avenue of communication back to the Pines once more. If you prefer, you have the option of signing up for email distribution.

There appears to be a rebirth and resurgence in the Pines One Community. Exciting things are happening. The floodlighting has been upgraded to LED on the outside of the buildings and in the hallways as well.

The Washington Gas Light Company has upgraded our gas lines into the buildings for improved service. We are embarking on a multi-phase project to replace the 232 deteriorating concrete balcony slabs and aluminum railings.

The Condominium No. One of the Pines was built in 1971. The Board anticipates the accelerated degradation of the balconies and railings would be too great of an expense to continue with just making repairs.

The Board is in the process of planning a bulk trash/dumpster day for the community this coming Spring/Fall. Prince George’s county will supply the dumpsters at no cost to the Association.

The Board has instructed Management to search for new landscaping company to replace the current landscaping contractor. We are still planning to have a community planting day for volunteers and staff to plant flowers in all flower beds.

The newly elected Directors have improved the efficiency of the Board. We are able to disagree without being “disagreeable”. We have been able to set personal agendas aside to do what is best for the entire Pines One Community.

Let’s continue to create a new culture in our community!

Thanks,

Darryl L. Anderson, President
Reminder

Daylight Savings Time ends
Sunday, November 6, 2016

Selling Your Unit?

If you are selling or thinking of selling, there are some important things you will need to know.

You may not be aware that the Maryland Condominium Act requires the seller of a condominium to provide the prospective purchaser with a condominium resale package/disclosure certificate.

This package includes a list of questions posed in the Maryland law which are answered by management and must be provided to the purchaser.

The information in the package relates to the Association as a whole as well as the individual home.

To order a resale package go to: www.homewisetdocs.com and register as a user. It only takes a minute to register a user name and password.

Once done, you can log into the site and search for Pines One Condominium in Upper Marlboro, MD.

You will want to order the ‘resale disclosure bundle’. The site walks you through the steps and you can pay through the website. The site will notify you via email when your package is ready and how you can log back on to download the completed bundle.

Included in the bundled package is a financial disclosure statement, sellers statement, a copy of the current budget, audit and insurance, and a copy of the association documents (bylaws, rules & regs, policies, etc.).

Please note that the purchaser should have at least 5 days to review the package prior to settlement.

We also suggest that you consult with your attorney and/or real estate agent regarding correct compliance with the law.

If you have any questions when using the site, HomewiseDocs has contact information at the bottom of the webpage.

Just call them direct with any questions and they can help you through any questions.

Also, please note that For Sale signs are prohibited.

To order a resale package go to: www.homewisetdocs.com
E-Mail Address Sign Up Form

Become part of the Pines One E-mail Notification List.

Receive important information and updates about the community.

Your e-mail address will not be displayed or distributed to anyone and will be used solely for the purpose of notification about events relating to Pines One.

If you wish to be included on our list, please fill out the information below and return this form to: CVI, 6300 Woodside Court, Suite 10, Columbia, MD 21046 or you may fax it to 301-596-2082 or email your interest to lthomas@cviinc.com.

Name: ___________________________________________________________
Address: _________________________________________________________
Email: ____________________________________________________________

Board Of Directors Meeting Dates

Unless notified otherwise, meetings are held the first Tuesday of each month at 7:00 P.M. The meetings are held at your on-site office, Condominium No. One of the Pines, Inc., 10210 Prince Place, Unit T-1.

November 1, 2016
December 6, 2016

January 2017 (no scheduled date)

Board meetings are open to all homeowners and tenants. You are welcome to attend.

Other Dates to Remember

October 12 Yom Kippur
November 8 Election Day
November 11 Veteran’s Day
November 24 Thanksgiving Day
December 25 Christmas Day
About our Association Attorney

Our community association retains an attorney who specializes in community association law. Attorneys serve associations in several important ways that protect and enhance each member’s assets.

- Provide legal opinions: Advise the board in all matters pertaining to the association.
- Review documents: Review governing documents, rules proposed by the board, and contracts with service providers.
- Educate: Attend meetings to answer questions, explain concepts or documents, and provide information to homeowners or board members.
- Collect delinquent assessments: Write and send routine demand letters, file liens, process foreclosures, litigate if necessary.
- Enforce deed restrictions: Write and send routine demand letters, file lawsuits, litigate if necessary.
- Litigate: For collections, to enforce deed restrictions, to defend the board.

See Something Say Something

There have been reports to the Board and Management about drug activity throughout the community. After several discussions with Corporal Mercer, the Community Police Officer for the District 2 Police Department, it was advised to encourage the owners of the Pines One community to contact District 2’s non-emergency line to report the activity. Premise checks have been conducted on the Pines One property periodically over the past few years per the Board and Management, however it is only done in 30 day intervals upon request.

In order to place the Pines One community on District 2’s radar for more frequent premise checks and investigations into any drug activity, it was advised by Cpl. Mercer that the most effective way to accomplish this is with the involvement of the owners within the community. Cpl. Mercer stated that calls are logged and tracked for frequency and the more calls they receive from one particular community, the better. Contacting the District Police Department as frequently as possible regarding drug activities, places the department on higher alert about the activity and more premise checks will occur. The Board and Management is asking for your involvement to increase premise checks by the District 2 Police.

Please contact the District 2 Police Department at the number below if you see any drug activity taking place on the property. ALL CALLS ARE ANONYMOUS

Prince George’s County Police Department – District 2
Address: 601 Crain Hwy, Upper Marlboro, MD 20774
Phone: (301) 390-2100
Who Lives In Our Community?

Understanding and appreciating the generational values of your neighbors contributes to a strong community. Consider a few broad groups:

**Matures:** The Matures were born between 1920 and 1945. They’re the last of the veterans of the World and Korean Wars, and are also called the “Silent Generation.” They’re about sacrifice. They survived the Great Depression, and they still reuse aluminum foil and paper bags. Their heroes were military figures. They believe that a rule is a rule. They feel that change is good, as long as it’s the type of change they’ve envisioned. The Matures defined the world in which we live for many years, but they now have to give way to the Baby Boomers.

**Baby Boomers:** Baby Boomers were born between 1945 and 1964. Approximately 77 million in number, they’re workaholics who believe in teamwork, democracy, and loyalty. They don’t necessarily see the need to follow rules. Baby Boomers value the concept of “built to last.” They invented the idea of “meaningful work,” and the workplace continues to be a part of their self-identity. Baby Boomers will occupy the White House until approximately 2030.

**Generation X:** Generation X’ers were born between 1965 and 1977. Numbering about 44 million, this group was raised in an environment in which both parents worked. They question their parents’ values, and they believe that jobs and housing are disposable. They place greater value on family and personal life than the Baby Boomers do, and they feel that a balanced life is more important than professional accomplishments.

**Generation Y:** Generation Y’s were born between 1977 and 2000. They comprise approximately 33 percent of the U.S. population, and projections suggest that by the year 2010, those age 33 and younger will number 137 million, or 46 percent of the U.S. population. People in this group have always known the Internet, laptops, and cell phones. It would never occur to them to physically touch a television to change the channel. People born in the U.S. after 1983 have always had a President from the Southern states. South Africa’s official policy of apartheid has not existed in their lifetime, cars have always had CD players and air bags, weather reports have always been available 24 hours a day, and genetic testing and DNA screening have always been available. This generation focuses on its individual choices, goals, and the future.
Pines One Condominium is managed by CVI.

Mailing address: 6300 Woodside Court, Suite 10
Columbia, MD 21046
Telephone: 301-596-2600 Monday – Friday 8:30 a.m. – 4:30 p.m.
301-596-2086 after-hours maintenance emergency number
Fax: 301-596-2082
Payment address: Pines One Condominium
P.O. Box 65225
Phoenix, AZ 85082-5225

Pines One On-Site Office  Monday-Friday, 12 noon – 5:00 p.m.
Address: 10210-T1 Prince Place
Telephone: 301-336-3850
Fax: 301-350-3888
Website: www.pines1.com
Email: pinesonecondominiums@verizon.net

Police  911 – emergency
301-352-1200 non-emergency; District II

Trash  Collected from trash rooms on Mon/Wed/Thurs/Fri/Sat
Bulk trash is a homeowner responsibility.

Recycling  Pickups on Tuesday & Thursday.
Place recyclables in appropriate containers.

Gas Sub-meter  Questions about your gas sub-meter or bill?
Contact YES ENERGY MANAGEMENT at 1-800-637-4242 or 
www.YesEnergyManagement.com

Exterminating  Got Bugs? For free service, call Economy Pest Control at 301-261-8388 for roaches,
ants, mice, rats, and silverfish. Association is responsible for termites. Report termites
to CVI office at 301-596-2600.

Towing  Call Bumper 2 Bumper Towing & Recovery Service if vehicle was towed. Their
number is 301-702-4599 and located 4706 H Cremen Rd, Temple Hills, MD
20706. Vehicles can be picked up 24 hours a day Monday-Saturday; and by
appointment on Sundays. Vehicles parked on the property between midnight and 7
a.m. without a permit will be towed at the vehicles owner’s expense without notice.

Mailboxes  For mailbox key, contact a locksmith. Residents are encouraged not to leave
mail on top of boxes for pickup to avoid lost or misplaced mail.
Prince Georges Community College-Largo Campus

The Robert I. Bickford Natatorium facility houses a fifty-meter pool, a training pool, a weight training room, basketball court, and three racquetball courts. All of these resources are available to the college community and the public.

Telephone: 301-546-0980

AUGUST 29, 2016 - MAY 26, 2017

Recreational Swim Hours

Monday through Friday 12pm-9pm

Saturday 11am-5pm,

Sunday 1-5pm

Adults $5 Children $4 Senior Citizens $3

IN FOND MEMORY OF

JOAN FREELAND O’NEAL

An active Board Member of Pines One who helped shape the face of our community

Resident of Pines One 1985–2015

On-site Coordinator for three years

And while she lies in peaceful sleep
Her memory we shall always keep.
Happy Holidays to You and Yours!

REMINDER: PLEASE inspect all of your light cords for fraying and broken wires. DO NOT leave tree lights on when you are not home. Also, keep lights away from drapes and other flammables.

Have a Safe and Enjoyable Holiday Season!

Coming Soon!

New Column: In Touch with Asharelah (əsh ɛh rɑ̃ lah)

Asharelah Watford is the Community Manager for The Pines One Condominiums. You’ll get to know her through this column, but first...what is a Community Manager?

A community manager secures necessary services and negotiates pricing. Financial planning are also the work of a community manager. Other responsibilities may include resolving tenant concerns and arranging for property repairs in a timely manner. Overall, a community manager must be knowledgeable in local rules and regulations regarding community properties. She may meet with the board of directors to provide updates on community issues and/or contribute to larger planning discussions.
Condominium No. One of the Pines, Inc.
10210 Prince Place—T1
Upper Marlboro, MD 20774

Phone: 301 336-3850
Fax: 301 350-3888
E-mail: pinesonecondominiums@verizon.net