

A COMMUNITY  
NEWSLETTER FOR OWNERS  
& TENANTS OF THE PINES  
ONE CONDOMINIUMS

# Pines One News

VOLUME 2, ISSUE 3

JULY 2017

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### **On-Site**

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**Next Issue:  
October 2017**

## President's Message

In the last issue of our newsletter, it was so refreshing to hear from our Board Secretary, Paula Reed. We are so happy to have Paula and Treasurer, Annette Keizer continue to serve our community on the Board of Directors and judging from the overwhelming election results in June, the majority of the homeowners agree.

In the April newsletter, Secretary Reed brought us a message of hope and sunnier days for the Pines One Community. Paula would be the first to admit, as she did in her message to you, that "While everything may not be perfect", we can rejoice in our glass being "half full". That is the kind of attitude that you want all of your directors to possess.

I don't know about you, but I get tired of people popping out of the woodwork just before an election, to scream and shout about everything being wrong in our community; and they attribute our demise to an incompetent Board and mismanagement!

You may have met or even know someone like

this. These people are quick to point out a problem but never have any viable solutions. It would be refreshing if when we see something that appears to be wrong or out of place, that we try to fix or correct the problem, if we can...even if the Association is paying a vendor or contractor to provide that service.



Let us work together to resolve issues in our community such as pick up litter, redirect a child, ask to help a neighbor or question something or someone that looks out of place.

You can document your concerns with a picture from your cell phone and/or email to the on site office, or to our Community Manager for a follow-up.

Remember, this is our community and those that provide services don't have the same vested interest that we have here. You don't have to sit on the Board or work for Management to

resolve problems in our community— this is our home.

As Director Renee Washington stated in her January message, "We all need to be involved and engaged in building a better community". We, like our neighboring communities of the District of Columbia and Montgomery County, Maryland, will experience hardships and lost. But let us not pretend that we don't see or hear anything. When you can, reach out in a safe manner to help solve injustices committed in our community.

We can put an end to a lot of the misdoings in our community. The murder of the two teens committed the day before they graduated from high school in Montgomery County was solved in less than 10 days because the citizens of that community spoke out against such atrocities. Our parents deserve the same kind of closure and justice. There is no stronger statement against crimes being committed in our community, than us standing together in unity.

Thank you, for allowing me to serve.

*Darryl L. Anderson*



## How To Be A Good Neighbor

A little consideration goes a long way. Read the following tips from *eHow.com* on how to be a good neighbor beyond just a smile and a wave.

- Welcome any new neighbors with a personal note or pop by for a personal introduction.
- Make sure that the outside of your home—along with the grounds—is well-kept and complies with our association's CC&Rs.
- Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour.
- If you have a large party, consider your neighbors when directing your guests where to park, end the party at a reasonable hour and invite your neighbors to join in the fun.
- Return anything you borrow from your neighbor promptly, in the same condition they lent it to you, and express your thanks.
- Replace anything of your neighbor's that you, your children or your pets break or soil.
- Respect your neighbor's privacy.
- Offer to take care of mail pick-up, plants or pets while your neighbor is on vacation.
- Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit.

Visit [www.ehow.com](http://www.ehow.com) for other helpful, neighborly advice.



### **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.

**Wednesday, July 12, 2017 (date change)**

**August 1, 2017**

**September 5, 2017**

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

### **Other Dates to Remember**

**July 4 Independence Day**

**July 16 National Ice Cream Day**

**September 4 Labor Day**

**September 6 First Day of School for PG CPS students**

**October 9 Columbus Day**

# COMMUNITY REMINDERS!

**Grills** - No grilling on the property and do not store grills on the balcony. Grilling and Fire Pits on your patio/balcony are prohibited by both Pines One Rules and Regulations and by Prince George's County Fire Code.

**Parking Lot** - No working on vehicles on the property. Flat tires expired tags or vehicles that do not appear to be operable will be tagged for tow.

**Parking** - Park your vehicle in the correct space that identifies your permit. "PERMIT A" PERMITS Only vehicles with "Permit A" permits can park in the "Permit A" parking spaces, located directly in front of buildings. Vehicles must be front end parking and the Permit A must be displayed and fully visible on the rear view mirror.

**Towing** - All vehicles parking on the parking lot must display a parking permit. Any vehicles parking in a "PERMIT A Only" space without the parking permit visible will be towed without notice and at the owner's risk and expense. **PLEASE BE SURE EACH NIGHT THAT YOUR PERMIT IS SECURELY HANGING FROM YOUR REARVIEW MIRROR.** Dropped or forgotten permits will not preclude your vehicle from being towed!

If your car has been towed, you must call SLT Towing, 240-304-6108, to recover your car. Their lot is located at 711 Ritchie Road, Capitol Heights, MD 20743. Payment must be made in full (Money Order, Cash, or Credit Card accepted. No personal checks) at the time of recovery. **Please do not call CVI or the Pines One on-site office to recover your vehicle as we are not authorized to release vehicles from impound, nor can we reimburse you for your towing charges. If you feel that your vehicle was towed in error, you must contact the Prince George's County Vehicle Audit Department at 301-952-1873 to request a Show Cause Hearing. They will send you the necessary forms to complete in order to schedule a hearing.**

**Balconies** – attaching anything to the rails, ceiling, walls etc. including satellite dishes is prohibited; only balcony/patio furniture is to be on the balconies. Plants are acceptable as long as they have live well maintained plants in them and are not attached to the anything on the balcony.

**Storage rooms** – Do not leave items outside of the storage bins and hazardous materials are prohibited in the storage room and bins.

**Lock boxes** – Please do not have your realtor or property management agent place lock places on the common handrails in the buildings they must be placed on the door.

If you witness someone in violation of the Rules and Regulations of Pines One, please put your complaint/concern in writing and forward it to Pines One Board of Directors, c/o CVI, 6300 Woodside Court, Suite 10, Columbia, MD 21046 or you may email your complaint to [lthomas@cviinc.com](mailto:lthomas@cviinc.com). Action cannot be taken on anonymous complaints.



**COMING SOON  
TO THE  
PINES ONE  
CONDOMINIUMS!**

**SECURITY CAMERAS/  
TAG READERS**

**“In any moment of  
decision, the best  
thing you can do  
is the right thing.  
The worst thing  
you can do is  
nothing.”**

—Theodore Roosevelt

**EXTERMINATION REMINDER**



The Association has a contract which covers roaches, ants, silverfish, rats, crickets and mice. Contact Economy Pest Control at 1-800-498-1166 or 301 261-8388 to schedule an appointment. Service is available on the 1st and 3rd Saturday of each month.

**Pool Hours**

**OPEN: Monday, Thursday, Friday, Saturday &  
Sunday 12pm - 8pm**

**CLOSED: Tuesday & Wednesday**

**THE BOARD OF DIRECTORS OF PINES ONE HAS APPROVED THIS POLICY FOR HANDLING WATER LEAKS FROM UNITS ABOVE. THIS NOTICE IS BEING PROVIDED TO ALL RESIDENTS AS ENCOURAGEMENT TO RESIDENTS TO WORK TOGETHER IN RESOLVING LEAKS BETWEEN UNITS.**



### **WATER LEAKS FROM ABOVE**

**MULTI-FAMILY UNITS ARE PLAGUED BY NAGGING WATER LEAKS FROM ABOVE.** These leaks cause great stress and concern for the resident of the unit below the leak as well as considerable damage to the lower unit. The condominium association is sympathetic to these problems, but must also preserve its reserves and budget. For this reason, the association has developed these guidelines to help you solve these nagging water leak problems.

### **TRACING THE LEAK**

Ninety-five percent of all leaks from above are the upstairs homeowner's responsibility, and not common pipe leaks. You and your neighbor must work together to trace the leak. If the leak is found to be from an item that the upstairs homeowner is responsible for, then the upstairs homeowner is responsible to repair the damages caused by the leak. These repairs may be covered by the homeowner's insurance of the upstairs owner.

### **HINTS TO TRACE LEAK FROM ABOVE**

If the leak occurs only some of the time:

- \* Is your upstairs neighbor home?
- \* Have they taken a shower, used their sink, or run their dishwasher? Please test appliances to ensure they are not leaking.
- \* Common causes of leaks.
  1. Tub caulking or grouting in poor condition.
  2. Taking a shower without curtain/shower door closed properly.
  3. Over-flowing of tub, sink, and/or toilet.
  4. Faulty dishwasher.
  5. Space in tile wall around tub stem or spigot.
  6. Backup in air conditioning condensate pan.

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If the leak occurs continually:

\* **Common cause - Poor wax ring around base of toilet of upstairs owner.**

1. **If the area where the pipe connects with the upstairs toilet is leaking, that is an indication of a poor wax ring.**
2. **Ask your neighbor to shut off their fan and listen very carefully to their toilet; if it is leaking, you will usually hear it faintly because it must constantly run to refill the toilet.**
3. **The toilet bowl may be loose. Grab it with both hands and try to rock it. There should be very little movement if the wax ring is adequate.**
4. **Check base of toilet for signs of water. The presence of water indicates that the toilet is loose or there is a poor wax ring.**

These are hints to help trace a leak as a homeowner. Depending upon your mechanical proficiency, you may wish to attempt these things yourself or have a plumber do this for you.

#### **IF YOU CANNOT TRACE THE LEAK**

If you insist that a mechanic investigate this problem and it is determined by the mechanic that the leak is not from a common pipe, then you may be billed for the mechanic's time, depending on your Association's policy.

#### **IF THE OWNER ABOVE DOES NOT MAKE REPAIRS**

If the homeowner responsible to repair the leak refuses to fix the leak or the associated damage, then the rule violation process in place for your Association may be utilized by the owner receiving the damage. This process is outlined below:

1. **Send a letter to the Board of Directors, c/o CVI, 6300 Woodside Court, Suite 10, Columbia, MD 21046, citing specific day(s) and time (s) of problems and listing damages.**
2. **The Board will send a letter to the upstairs homeowner giving them ten (10) days to correct the problem. You will receive a copy of the letter.**
3. **If the problem is still occurring ten (10) days after the date that the letter was sent to the homeowner from the Board, then you must send another letter stating the problem still exists and citing further evidence if available.**
4. **The Board will send another letter which will call the homeowner to a hearing before the Board of Directors. You should be present at this hearing as a witness. The owner of the unit where the leak originates will need to be present and give evidence of repair or that the leak is not their responsibility. The Board will decide where responsibility lies based on the evidence presented at the hearing. A fine may be imposed on the violator. If the damages are still not repaired, it is beyond the control of the Board and we can only suggest that you contact your attorney for advice.**

**In order to control Association costs, please follow this procedure if you have a leak. Please do all you can to trace the leak in order to save money for yourself and for your Association.**

**THE PINES ONE ON-SITE OFFICE WILL BE CLOSED**

**Tuesday July 4, 2017**

**IN CASE OF A MAINTENANCE EMERGENCY, PLEASE  
CALL THE AFTER HOURS MAINTENANCE EMERGENCY  
NUMBER**

**301 596-2086**

**HAVE A SAFE & ENJOYABLE HOLIDAY!**



**September or October 2017**

**There's still time to volunteer for Fall Planting Day!**

**Have fun, meet neighbors & help make our  
buildings beautiful!**

**Call the Pines One office at 301 336-3850 today to  
sign up!!!**



### **What information can you find online at [www.pines1.com](http://www.pines1.com)?**

- ⇒ Miss a Board Meeting? Minutes of the meetings are posted on the website!
- ⇒ Can't find that Pines One Newsletter article you want to check for information? Newsletters are posted on the website!
- ⇒ Don't know if Homeowner or Association is responsible for a maintenance issue? Check it out on the website!
- ⇒ Need to look up a particular Rule or Regulation? All of the Pines One documents are available for downloading from the website!

## FROM RON & RICK - MAINTENANCE STAFF

### Helpful Hint

To help ensure that you get your money's worth out of your HVAC system and that it runs to its full capacity you should change or clean your furnace filter once a month or as needed.

Clogged filters during the summer time may cause the condensation drain line in your unit to back up.

*Furnace filters are available in the Pines office for \$3.00 each.*

*Flood safe washing machine hoses are available for \$50.00.*



## Free Fitness Membership for Seniors

Did you know seniors aged 60 & better who are residents of Prince George's or Montgomery Counties can exercise at any Maryland-National Capital Parks and Planning Commission (M-NCPPC) community center fitness room for free with an M-NCPPC Community Center/Fitness Identification Card? Just bring verification of residency and age to the center to obtain your free senior membership card. Fitness room amenities vary by site and allow you to exercise at times and locations convenient for you.

### The Pines One office is on Nextdoor!!!

Join us at <https://nextdoor.com/invite/hckclhgfrcxcznmexdq>

People are using Nextdoor to:

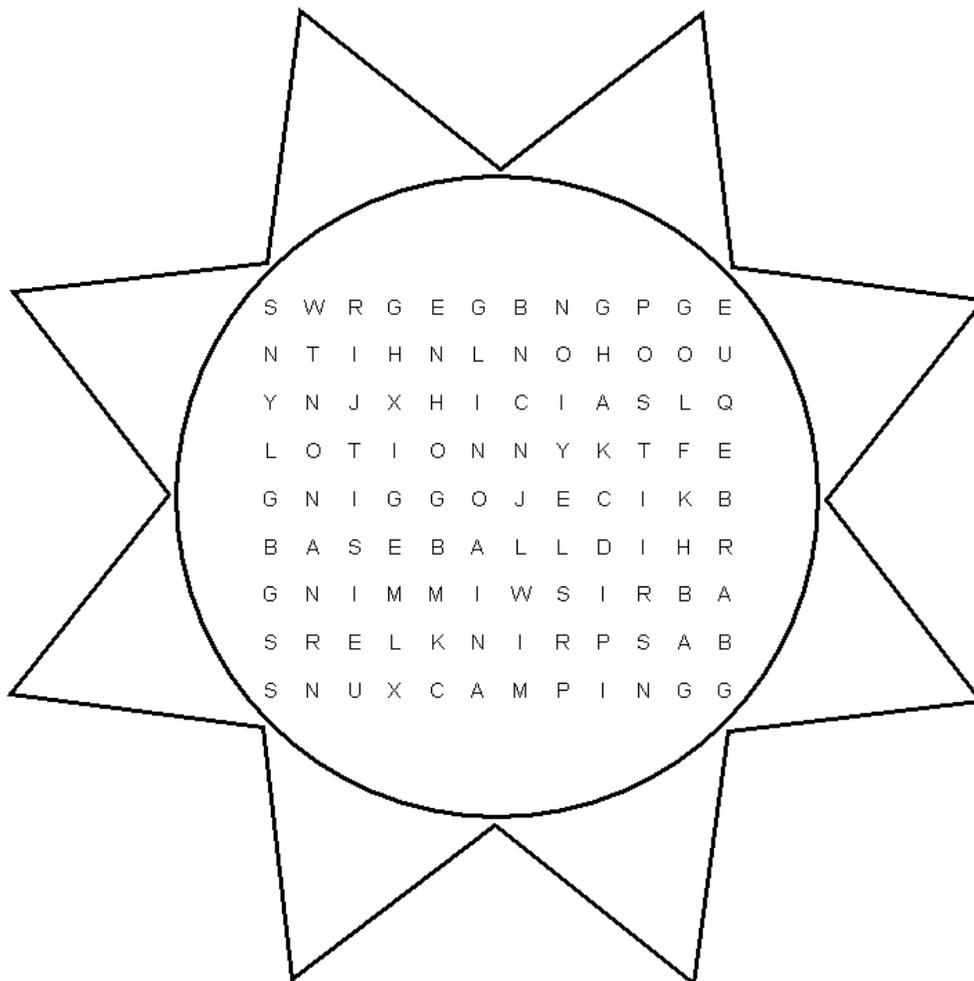
- Quickly get the word out about a break-in
- Organize a Neighborhood Watch Group
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name



**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**

## Summer Sun Word Search



BARBEQUE  
 BASEBALL  
 BICYCLE

BOAT  
 CAMPING  
 GARDENING

GOLF  
 HIKING  
 JOGGING

LOTION  
 SPRINKLERS  
 SWIMMING