President’s Message

I would first like to take this opportunity to express my thanks and appreciation to those owners that diligently pay their condominium fees and assessments on time. You can take comfort in knowing that because of you, the Pines One Condominiums continues to grow, develop & flourish.

There are communities in the DC, Maryland and Virginia areas that have failed and/or been condemned, and owners lost their investments because of enormous amounts of delinquencies and poor management. It was disheartening to see so many families displaced a few weeks ago at the Lynnhill Condominium in Temple Hills, MD because the property was falling apart.

Thanks to owners like you and your unwavering commitment to meeting your financial responsibilities to the Pines One Condominiums, we will survive during these financially challenging times.

The purpose of this newsletter is to give our owners and tenants a quarterly update on the state of our community. I am able to give you an optimistic vision of a thriving, increasing in value community. We have scheduled a community planting day in October. We will also be participating in the County Tree Planting campaign. The directors know that upgrading our landscaping has a significantly positive impact on our community and the environment.

I am pleased to announce that the contractor has informed the Association that the County permit process for our cameras has been completed. We expect the installation of six (6) poles and the installation of cameras and license tag readers to begin this month. The installation of the security cameras will help make for a safer community but no device can replace your vigilance. Please do not confront, challenge or engage anyone. If you see anything suspicious in nature, please assume a safe position, get a good description of any strangers, prowlers or trespassers and report it to the proper authorities.

The directors and management met with Structural Solutions in July to discuss the initial core sample reports and to start planning for balcony and rail replacements. The directors have also shared their feelings of dissatisfaction with management regarding the condition that our parking lot was left by Washington Gas Light Company after it’s easement on our property to make upgrades. The directors are very appreciative for the hard work of our community manager, Ms. Watford to attempt to get WGL to restore our parking lot to the condition prior to their upgrades. She took this matter to the County Government which decided in WGL’s favor. We are hoping to resurface and stripe the parking lots in late Spring or early Summer of 2018.

With our combined efforts to improve and make our community safe and the building of the new County Hospital, our property values will increase. This is why I said that I was optimistic about the future of the Pines One Community.

I hope that you continue to search for positive life experiences that lead to zest, peace, excitement and happiness. Enjoy a bountiful Thanksgiving Day, a Joyful Christmas, Happy Kwanzaa and a Happy New Year! I look forward to sharing more good news with you on the improvements and revitalization of the Pines One Community in January 2018.

Peace and Blessings,
Darryl L. Anderson, President
Dear Pines One Community,

I have had the pleasure of managing the Pines One Condominiums for the past three years. When I took over in October of 2014, I was very excited about the prospect of managing such a wonderful Condominium Association. I hit the ground running, determined to give my absolute best in order to serve the community well. My management style is to focus on solutions, not problems. My primary job is to reduce liabilities and ensure financial stability of the community; of course my duties are not limited to just those tasks - I am always willing and able to step outside of the scope of my job description in order to help out a resident where possible. I have a motto I say often, “I manage solutions not problems” because I believe the primary function of my job is to manage solutions for whatever issues may arise. So if you need anything, please do not hesitate to reach out to me or to Letitia Thomas, the Community Administrator.

In the three years that I have been manager, the Board has completed several projects; with more projects on the way. The following is a brief list of completed projects and projects to come:

I. All roofs in the entire community have been replaced. This project commenced in 2009 and ended early 2017.

II. The planter wall between 10240 and 10246 has been replaced with a stone wall and new plant materials in 2016.

III. Cameras have been installed near the pool for surveillance (summer 2017) and three cameras to include tag recognition cameras will be installed at the three entrances by the end of 2017.

IV. All flower beds throughout the community will have new plant material added in the Fall of 2017 via the community planting project.

V. Fifteen (15) trees will be planted throughout the community. Prince Georges County will be matching the cost and reimbursing the Association up to $5k of the money spent through the Tree ReLEAF program provided by the county in the Fall of 2017.

VI. Balcony repairs/replacement and balcony rail replacement will commence sometime in 2018 and will be a 3-5 year project throughout the community.

Lastly, if you see anything that needs to be addressed please bring it to the attention of the staff, the service coordinator, Letitia, or myself, so that it can be resolved expeditiously.

I look forward to another productive year in 2018 and to working with all of you.

Sincerely,

Asharelah Watford, CMCA
Community Manager, CVI
301-596-2600 Ext. 423
awatford@cviiinc.com
Agent for Pines One Condominium Association
DUMPSTER WEEKEND!

Prince George’s County will place two dumpsters on the property for Pines One resident’s use on Friday, December 1, 2017 and will remove them on Monday, December 4, 2017.

The dumpsters will be at two locations:

- Building 10228 - near the access path to the pool house
- Building 10232 – parking lot

Only items such as broken down cardboard boxes, small furniture, area rugs, and other small bulk items may be deposited in the dumpster.

No large appliances, no construction or building material, sofas or large pieces of furniture may be deposited. These large bulk items are your responsibility to remove from the property. If a contractor is coming to replace shelving, carpeting, an appliance, furniture, etc. coordinate with the contractor for the removal of your old items.
Do you have a birthday, anniversary or other milestone coming in January, February or March 2018 that you’d like to see in the next issue of the newsletter? Deadline for submissions is December 15, 2017.

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 7, 2017
December 5, 2017
January 2018 (no meeting held)

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

Other Dates to Remember

Columbus Day, Monday, October 9
Halloween, Tuesday, October 31
Veteran’s Day, Friday, November 10 (observed)
Thanksgiving Day, Thursday, November 23
Christmas Day, Monday, December 25
Kwanzaa, Tuesday, December 26 - Monday, January 1, 2018
New Year’s Day, Monday, January 1, 2018
WHAT IS CHRISTMAS IN APRIL? Christmas in April is a non-denominational volunteer organization that repairs the homes of senior citizens who are either low-income and/or physically challenged so they may live in warmth, safety, and independence. After months of planning and preparation, Christmas in April culminates in a one day repair effort on the last Saturday in April.

HOW ARE HOMEOWNERS SELECTED? Eligible homeowners are elderly and/or disabled, of low-income, and must own their home and live in Prince George’s County. An application must be completed and received in the Christmas in April office by November 1 to be considered for the April project the following year. Each eligible applicant’s home is inspected by the “House Selection Committee” and the homes selected are based on need and the ability of Christmas in April volunteers to accomplish the required tasks in one day.

A Pines One homeowner applied and was selected as an April 2017 recipient and received major renovations to their unit!!!

DO THE HOMEOWNERS PAY? All repairs are free for the homeowners. Labor and supplies are donated or purchased by our program. Homeowners and family members are asked to welcome the volunteers into their homes and work alongside them in the spirit of neighbor helping-neighbor. Our work is done with families and neighborhoods, not for them.

Apply for 2018 Renovations


DEADLINE November 1, 2017

This program is for the ELDERLY and/or DISABLED homeowner

(Special thanks to Pines One resident Robert Gibbs for this information!)
Guidelines for Board Meetings

Residents are encouraged to attend and observe association board meetings. If you’d like to bring an issue to the board’s attention, you’re welcome to speak during the regular session—a time set aside just for you. So that everyone who attends has an opportunity for a meaningful exchange with the board, we ask that you observe the following guidelines:

- Although we’re all neighbors, this is a corporate business meeting. Please behave accordingly.

- If you’d like to address the board, please sign in when you arrive. You will be called in the order you entered. This allows the board to contact you if further information is needed and to report back to you with an answer.

- The regular session of the board meeting is an exchange of ideas, not a gripe session. If you’re bringing a problem to the board’s attention, board members would like to hear your ideas for a solution too.

- To keep the meeting businesslike, please refrain from speaking if you’re particularly upset about an issue. Consider speaking later, speaking privately with a board member, or putting your concerns in writing and e-mailing them to the board.

- Only one person may speak at a time. Please respect others’ opinions by remaining silent and still when someone else has the floor.

- Each person will be allowed to speak no more than five minutes. Please respect the time by limiting your remarks.

- If you need more than five minutes, please put your comments in writing. Include background information, causes, circumstances, desired solutions and other considerations you believe are important.

The board may not be able to resolve your concerns on the spot, and board members will not argue or debate an issue with you during the regular meeting session. They usually need to discuss and vote on the issue first. But the board will answer you before—or at—the next board meeting.

*CAI article*
COMMUNITY PLANTING DAY!!!

SATURDAY, OCTOBER 14, 2017
9:00AM – 3:00PM

(RAIN DATE: OCTOBER 21, 2017)

Plan to come out with friends and family and help spruce up the Pines One Community!

CEASE THE GREASE

Please pour cooled grease or oil into an appropriate container, wipe the pot with a paper towel to remove remaining grease, then put the container and paper towel in the trash. Grease can accumulate over time and cause sewer backup in your pipes as well as the main line.

Informed Delivery® by USPS®

Digitally preview your mail and manage your packages scheduled to arrive! Informed Delivery allows you to view greyscale images of the exterior, address side of letter-sized mail pieces and track packages in one convenient location!

I have a PO Box, and I like getting email notifications with an image of the outside of my letters and packages so I know what’s been delivered. It works for home mailboxes as well!

~Gloria Rice, Service Coordinator

The Pines One News is also available online at WWW.PINES1.COM
Some disasters strike without any warning. Have you thought about those supplies you’ll need the most? They will usually be the hardest to come by. Enlist your children to help gather supplies for your family’s emergency kit. It’ll bring you a sense of relief, and your kids a feeling of empowerment.

Make sure you have enough supplies to last for at least three days. Think about where you live and your needs. Consider having a large kit at home, and smaller portable kit in the car or your workplace.

**Emergency Supplies List**

- 3-day supply of non-perishable food (dried fruit, canned tuna fish, peanut butter, etc.)
- Can opener
- Paper plates, plastic cups and utensils, paper towels
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Water – at least a gallon per person, per day for drinking and hygiene
- First aid kit
- Prescription medication and glasses
- Sleeping bag or warm blanket for everyone in your family
- Change of clothes to last for at least 3 days, including sturdy shoes; consider the weather where you live
- Matches in a waterproof container
- Toothbrush, toothpaste, soap and other personal items
- Feminine hygiene supplies
- Fire extinguisher
- Wrench or pliers to turn off utilities
- Dust mask, and plastic sheeting and duct tape, to help filter contaminated air
- Battery-powered or hand-cranked radio and extra batteries
- Flashlights and extra batteries
- Cell phone with charger, extra battery and solar charger
- Whistle to signal for help
- Household chlorine bleach and medicine dropper (when diluted nine parts water to one part bleach, bleach can be used as a disinfectant. Or in an emergency, you can use it to treat water by using 16 drops of regular household liquid bleach per gallon of water. Do not use scented, color safe or bleaches with added cleaners.)
- Local maps
- Cash or traveler’s checks
- Emergency reference material such as first aid book or information from www.ready.gov
- Important family documents such as copies of insurance policies, ID, and bank records in a waterproof, portable container
- Pet supplies
- Infant formula and diapers
- Paper and pencil
- Books, games or puzzles (let your kids pick these out themselves!)
- Your child’s favorite stuffed animal or security blanket
- Pet food and extra water for your pet

Don’t forget to think about infants, elderly, pets, or any family members with special needs!

Don’t have access to a printer? Stop by the on-site office during normal business hours and pick up a copy of FEMA’s Basic Family Emergency Supply List!

(Special thanks to Pines One resident Mary Freeman for this emergency preparedness suggestion!)
COMMENTS & SUGGESTIONS
Your input for the newsletter is welcomed. Drop off any comments or suggestions or call Gloria at the Pines 1 office at 301 336-3850.

LIGHTS OUT?
If at anytime you notice a light(s) out in your building, please report it to the office at 301 336-3850

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 flammable.

Have a Safe and Enjoyable Holiday Season!

THE PINES ONE ON-SITE OFFICE WILL BE CLOSED
November 23 & 24, 2017
December 25, 2017
January 1, 2018
IN CASE OF A MAINTENANCE EMERGENCY, PLEASE CALL THE AFTER HOURS MAINTENANCE EMERGENCY NUMBER
301 596-2086

The Pines One News is also available online at WWW.PINES1.COM
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