

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

Pines One News

VOLUME 3, ISSUE 3

JULY 2018

On-Site Service Coordinator:

Gloria Rice
301 336-3850
Contact the on-site office regarding maintenance items, neighbor-to-neighbor concerns, meeting schedules, general community issues, etc.

Community Administrator:

Letitia Thomas
301 596-2600 X200
Contact the Community Administrator regarding general administrative matters.

Community Accountant:

Dawn Croft
301 596-2600 x223
Contact the Community Accountant regarding accounts payable, accounts receivable, account balances, delinquent accounts and other financial matters.

Community Manager:

Matt Mericle
301 596-2600 x423
Contact the Community Manager regarding general management matters.

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Next Issue:
October 2018!

President's Message

I am glad to have this opportunity to chat with you again and bring you up to date since my last message. First, congratulations to our newly re-elected directors: Ms. Michelle Stevenson, Hazel Anderson and Joyce White were re-elected on June 5, 2018, to serve for three more years on the Board of Directors. I would like to thank all those owners who took the time to cast their ballots and I would like to especially thank owners Gloria Whitley, Julie Billings and Ryan Alexander who volunteered to tally the votes.

I also want to let you know that there are several developments coming soon to improve the quality of life at the Pines One Community. First, the Board of Directors and Management will be meeting with engineers in mid-July to plan the beginning stages of the balcony, railing and patio replacements. Also, the role of the on-site coordinator will be expanded so that many of the owner and resident requests and questions can be addressed more quickly without having to wait for management to reply. Lastly, Pines One owners will soon be able to access information in real time from manage-



ment's newly installed Caliber software. This software transition is in the works. If the Caliber portal is used by the Pines One Association, owners will have easier access to their homeowner files, contact information, and account. This program will also allow owners to place work order requests directly in the system for the staff to address. These changes are being made to help improve the quality of life at the Pines and to allow homeowners to be more involved with the community.

In July 2017, my message was *Unity in the Community*. This July, I would like to share with you my thoughts on what community means. Traditionally, community is a group of people living in a particular area. But to me community is much more. It is a group of people that support and encourage each other through tough times. We often use terms like "community watch" and

"community resources" but oftentimes we're reluctant to speak to our neighbors.

As a youth growing up in Washington, DC, Ms. Barnes, a retired music teacher from DC Public Schools, was the "community watch." If a group of teenagers gathered on the front porch of anyone's house when their parents were not home, Ms. Barnes informed that parent. She would also let that parent know that she had run the teens off of their porch. You see back then you respected a person's home. Community resource was when someone on the block was fortunate enough to own a vehicle and you felt happy for them. You also knew that in an emergency, they were able to transport you where you needed to go. We would be a better community if we revived some of those "good old values".

Please know that these are the expression of my own feelings and not those of any of the other directors. You see, I don't believe there is a great distance between what was community back then and what can be a better community now.

Darryl Anderson, President

Community Reminders!!!!!!



TO: ALL RESIDENTS OF PINES ONE CONDOMINIUMS
FROM: BOARD OF DIRECTORS & CVI

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 - Working on vehicles on the property is prohibited. Flat tires, expired tags or vehicles that do not appear to be operable will be tagged for towing.

Parking - Park your vehicle in the correct space & in the correct way (pull in or back in) for your displayed hang tag.

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. **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 balcony/patio. Plants are acceptable as long as they have live and well maintained plants in them and are not attached to anything on the balcony railings.

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 boxes on the common hand-rails 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. Action cannot be taken on anonymous complaints.

Thank you for your cooperation and have a safe, enjoyable summer!

Annual Meeting Election Results

Due to a lack of quorum in May, the 2018 Annual Meeting was reconvened on June 5, 2018. At that meeting, Michelle Stevenson, Hazel Anderson and Joyce White were re-elected for three-year terms. After the elections were held, the Board held their organizational meeting to elect officers.

Your 2018 Board of Directors are:

Darryl L. Anderson, President

Renee Washington, Vice President

Michelle Stevenson, Secretary

Paula Reed, Treasurer

Joyce C. White, Director

Annette Keizer, Director

Hazel Anderson, Director

Most Common (and Annoying) Household Pests



Got bugs? For free service call Economy Pest Control at 301 261-8388 for roaches, ants, mice, rats and silverfish. Inspections take place on 1st & 3rd Saturdays.

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.

August 7, 2018

September 4, 2018

October 2, 2018

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

Other Dates to Remember

Monday, September 3 Labor Day

Tuesday, September 4 Prince George's
County Back to School

Monday, October 8 Columbus Day



Contractor Caution *(an article from CAI)*



Finding a contractor who will perform quality work at a reasonable price can be a daunting task. It's always a good idea to ask for and check references and to contact the Better Business Bureau and your state licensing bureau to see if there are complaints against a prospective contractor. In addition, the following warning signs can alert you to unscrupulous, disorganized, inexperienced or financially troubled contractors who may deliver broken promises, bad work and blown budgets rather than professional results.

First Impressions: In any business, first impressions are important. How a contractor presents himself and maintains his truck, tools and equipment are good indicators of how well he'll take care of you and your job. He should look neat and professional, and his vehicles and equipment should be clean and in good repair.

Beware Low Bids: Price is always an important consideration when selecting a contractor, but don't let a low price or a special deal blind you to a potential problem—both can be signs that you should be wary. A bid far lower than others may indicate the contractor isn't experienced enough to know the actual cost of the job or he never intends to finish the work. Disreputable contractors may bid low to secure a contract and then tack on extra charges as the job progresses.

Take Your Time: If you are pressured during the bidding process by tactics such as "limited-time offers," look for a different contractor. Hiring a contractor is not a split-second decision; for this reason, many states give homeowners three days to cancel a home improvement contract — without obligation — after signing it. A prospective contractor should take his time as well, carefully reviewing the specifications of your job before submitting his bid. If he doesn't take notes and measurements and make material and labor calculations, or if he simply names a price based on a similar job, he may not be detail-oriented or thorough enough to do a good job.

Beware Materials Discount: A prospective contractor may offer you a discount, hoping to earn your future business following a job well done, but be wary if a contractor offers materials at a discounted rate. Small contractors rarely buy materials in the high volumes necessary to yield big discounts, and unless they severely overestimated quantities for a previous job, they rarely stock large inventories of material. Discounted materials are usually seconds, ungraded or below-grade minimums for code, any of which would compromise the quality of your project.

Only 20% Up Front: While the price may be right, what about the terms of payment? In general, don't choose a contractor who asks for more than 20 percent of the total cost of a job up front. While some projects require a large initial payment to cover a deposit for products like cabinets or special-order ceramic tile, it doesn't apply to commodity materials like roofing and lumber, which a legitimate contractor will usually purchase on account with at least 30 days to pay.

Beware Cash-Only Jobs: Finally, a contractor who works on a cash-only basis raises a big red flag. Not only does paying in cash limit your financial recourse if problems arise, the contractor is likely not operating a legitimate business, which includes paying taxes and insurance. Look elsewhere for a professional to perform the work.

Helpful Hints

A/C Repairs

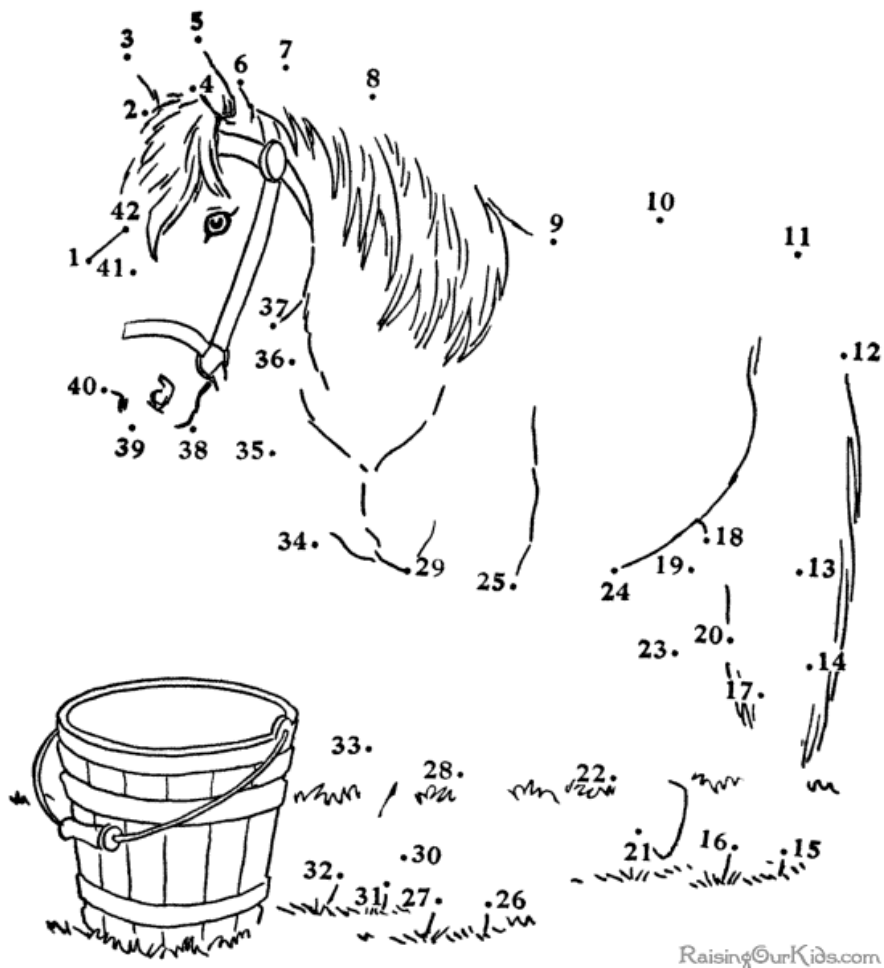
Remind your contractor to bring a 6 to 8ft ladder in order to access the roof hatch to your A/C unit.

Caulking

To prevent leaks & possible damage to other units (a homeowner responsibility), check caulking around sink and tubs and make sure toilets and garbage disposals are secure and not loose.

Filters

Do you need to change your furnace filter to maximize your A/C output?
You can purchase filters from the Pines One office for \$3.00 each.



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Community Officer
 COMMUNITY OFFICER



Tel.

240-301-

304-0621

First to Serve**Officer Marsh #3982**

District II Station

601 Crain Highway

Upper Marlboro, MD 20774

edmarsh1@co.pg.md.us