

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

Pines One News

VOLUME 3, ISSUE 4

OCTOBER 2018

Community Manager:

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

On-Site Manager

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.

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**Next Issue:
January 2019!**

President's Message



Autumn is here and thinking about it could bring a few perspectives!

It brings a change in the weather conditions, re-connecting with family, friends and neighbors during holiday gatherings, and protection for reaffirming the practice of being active in keeping our community as safe and secure as possible.

School's in Session!



Please remember to watch out for students on their way to and from school.

When bus lights and bus stop signs are activated, vehicles must stop in both directions unless they are separat-



ed from the bus by a median.

As a reminder to unit owners, tenants, and visitors, a maximum speed of 10 mph may not be exceeded within the Pines One property.

Pets



Dogs must be on a leash at all times when walking through the community. Always clean up after your dog. Dispose of dog waste bags in the nearby *dog waste* stations. Do not leave them in the common area. Not only is this an association policy, it is in violation of the Prince George's County Animal Control Regulations if an owner does not clean up after their pet.

Thank you for being a responsible pet owner and courteous neighbor!

Proper Trash Disposal



To help our community maintain a clean and well-preserved property, please pick up your trash and dispose of it properly!

Your trash needs to be disposed of by placing it in a trash bag, securely tied and placed in the trash can(s) in the trash room of your building.

If you do not know the trash room door code, the unit owner or tenant on file, must contact the Pines One office during regular business hours (Mon– Fri, 8:00 a.m. to 4:00 p.m.) at 301-336-3850.

Good Neighbors make Good Neighborhoods!

A gentle reminder for the Pines One Community Residents.

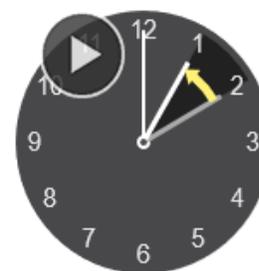
Thank You,
Michelle Stevenson,
Board Secretary

Daylight Savings Time Ends at 2 a.m. on November 4th

When local daylight time ends on Sunday, November 4, 2018 at **2:00 am**, clocks are turned **backward** 1 hour to Sunday, November 4, 2018, **1:00 am** local standard time.

Or instead, turn clocks back one hour before you go to bed on Saturday, November 3th!

Also, remember to change your smoke detector batteries if needed!!!



Nov 4

Back 1 hour



E-Mail Address Sign Up Form

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

Did you miss seeing a Pines One notice?

Receive important information and updates about the community via email!

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.

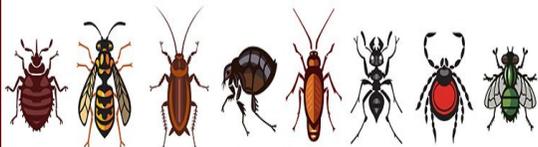
If you wish to be included on our list, please fill out the information below and return this form to: CVI, 6300 Woodside Court, Suite 10, Columbia, MD 21046 or you may fax it to 301-596-2082 or email your interest to lthomas@cviinc.com.

Name: _____

Address: _____

Email: _____

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.



KEYS

Owners may deposit a key to their units in the on-site office on a voluntary basis. The key is to be used only in the event of an emergency or the expressed authorization of the owner. In the event of an emergency, should it be necessary to enter a unit because of the non-availability of a key, the owner will be responsible for all expenses for restoration of the damaged areas caused by the forced entry.

Landscaping companies often throw some of the plants away when they change them out seasonally at the communities they service. If you've interested in being notified when plants may be available to Pines One residents, contact Gloria in the onsite office at 301 336-3850.



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.

October 17, 2018

November 6, 2018

December 4, 2018

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

Other Dates to Remember

Prince George's County General Election -
November 6, 2018, 7 am until 8 pm

Early Voting for the General Election - Thursday, **October 25, 2018** through Thursday, **November 1, 2018** from 10 am until 8 pm

Sunday, November 11 Veteran's Day

Sunday, December 2 Hanukkah at sundown

Tuesday, December 25 Christmas

Tuesday, January 1, 2019 New Year's Day

From the Community Manager



Hello All,

For those of you that do not know, my name is Matt Mericle and I am your community manager. I took over from your previous CVI manager in April of this year. I was your community manager in the past and I look forward to working with the Board and the community again to continue to improve Pines One's lovely community.

I am a trained property manager having obtained my CMCA® (Certified Manager of Community Associations) and my AMS® (Association Management Specialist) from the national trade association Community Associations Institute (CAI). My experience in the common interest housing arena began with my working as an administrative assistant in a law firm that provided services to condominiums and homeowners associations which included collection work, filing documents, and administering the web site. I began my association management work in 2011 with CVI. My portfolio work has required much hands on work from budgeting, to site service staff management, inspections, and contract administration.

My prior background included work as a training manager for a local fitness center which not surprisingly also included an additional role as a facility manager for the business along with training programs, and client sales and support. During the course of my time finishing my college degree, I also worked as a Grants Specialist for the National Institutes of Health and received a citation for my work from NIH. I have a Bachelor of Science Degree in Kinesiology from the University of Maryland along with my CMCA® and AMS® awarded by CAI. Outside of work I am an avid sports fan and love all DC sports.

I want to thank the community for welcoming me back and I look forward to working with everyone. I hope to use this section of the newsletter to give updates to the community on various items. Some information may include major projects, reports, helpful hints, budgeting information and much more. For example, the Board of Directors is currently working on a major balcony upgrade project. The project will involve repairing all the balconies within the entire community. It will also include replacement of balcony railings. This work will not only repair damaged areas, it will bring an updated modern look to the entire community. The project is scheduled to begin in early 2019, and the Board and I are very excited to share more information with the community as the project gets closer to starting.

Your Board has worked very hard to renegotiate a new contract with CVI that will bring a major savings to the community and allow for improved on-site management, including expanded office hours, 8:00am - 4:00pm, Monday to Friday, and 10:00am - 6:00pm on days when Board Meetings are held.

Thank you all again and I look forward to sharing more great news and ideas with the community!

Matt Mericle, CMCA , AMS
CVI
6300 Woodside Court, Suite 10
(Doors I and J)
Columbia, MD 21046
(301)-596-2600 ext 423 direct

Helpful Hints

Washing Machine Hoses

Inspect hoses for cracks, brittleness or leaking regularly to reduce the chances that your hoses might fail.

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 furnace output? You can purchase filters from the Pines One office for \$3.00 each.

Have questions or concerns about your home's maintenance? Call the office at 301-336-3850 during regular business hours to speak with a maintenance staff.



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

