

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

# Pines One News

VOLUME 4, ISSUE 3

AUGUST 2019

**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.

**INSIDE THIS  
ISSUE:**

Election Results	2
Call to Action!	3
Balcony Update	5
Pool Hours	6

Next Issue:  
October 2019

## President's Message

I am happy to have this opportunity to speak with you again. I hope that you enjoyed the spring and are embracing the summer months. I first want to thank you for supporting Director Renee Washington and me during the last annual director's election. We are honored by your trust in our ability to continue to serve the Pines One Community.

I mentioned in the April edition of our newsletter that Ev-Air-Tight would soon begin working on the balcony and railing replacements. The project has started and is progressing well. (see pg 7 photos). The board and management have received several owner compliments in regards to the balcony and railing replacement project. Several owners have provided positive feedback about the color scheme and the re-

markable improvement the project has made to the appearance of the first group of buildings. There was one owner's comment made to me while we were both shopping in the grocery store that really made me feel good. The owner commented, "I don't agree with every decision that the Board makes, but the balcony and railing replacement was a great decision". There is no doubt that this project will substantially increase the aesthetic value of our community. I believe that there is nothing more comforting than returning home and having a feeling of pride in where you live.

I also believe that it is just as important to feel safe in your residence. There have been some reported incidents of young people hanging out in the trash rooms and in common areas on the property. The community has absorbed

the expense of replacing some of the trash room locks where these incidents of loitering, smoking marijuana and other activities reportedly occurred. If you have teens/young adults that reside on the property please talk with them about making sure that their company and peers respect our community and it's residents. I believe that we all want the best for our community. We all have the responsibility of keeping our community safe and beautiful. If you see something that appears odd or out of the ordinary; please report it to police, on-site office or management.

Let's all have a safe summer and enjoy coming home to the Pines One Community.

Thanks again for allowing me and the other directors to serve on your board.

*Darryl L. Anderson,  
President*

## **Annual Meeting Election Results**

The reconvened Annual Meeting was held on June 4, 2019 with a quorum of those owners present and by proxy. At that meeting, Darryl Anderson and Renee Washington were re-elected to a 3-year term by acclamation. After the elections were held, the Board held their organizational meeting to elect officers. Your 2019 - 2020 Board of Directors are:

Darryl Anderson, President

Joyce White, Vice President

Paula Reed, Treasurer

Renee Washington, Secretary

Hazel M. S. Anderson, Director

Annette Keizer, Director

Michelle Stevenson, Director

### **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 6, 2019**

**September 3, 2019**

**October 1, 2019**

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

### **Other Dates to Remember**

**Monday, September 2, 2019 Labor Day**  
(On Site Office Closed)

**Tuesday, September 3, 2019 First Day school,**  
PG County Public Schools

**Tuesday, September 3,** Come out & meet with our Community PGC Police Officers, **7:00pm,**  
**Pines 1 office.**

## A Time for Reflection and Action!

*submitted by Darryl L Anderson*



I attended an emergency meeting on July 27<sup>th</sup>, called by the Coalition of Prince George's County Community Organizations specifically to address the Westphalia Community and adjoining properties that will be impacted by the proposed Amazon Fulfillment Center (warehouse). The Westphalia and surrounding communities allege that they were not formally notified by the Prince George's County Planning Board nor the County Council, of hearings taking place to rezone land that had been set aside for commercial use, to accommodate Amazon to build a warehouse in our community.

To allow this to take place in our community would create a tremendous hardship to the health and well-being of the residents of our community to say the least. We have been told that there will be at least 150 tractor trailer delivery trucks coming into and exiting our community on a twenty-four (24) hour bases, which would equate to 300 trucks and trailers every 24 hours. This is unacceptable! Moreover, there has been no mention of the cost associated with road improvements and road maintenance and road repairs resulting from constant truck traffic.

The Westphalia Community was developed as a luxury community of single family and townhomes; parks and recreation centers. However, the County moved forward and approved zoning changes to accommodate the building of a warehouse to satisfy Amazon's needs. This was done without any input or consideration from the community residents and in violation of CB-12 and subsequent amendments which require notifying residents to become a "party of record" to testify during the hearing process. Instead, county officials moved forward with the zoning changes in order to accommodate the building of the Amazon warehouse. This will most surely cause a decrease in property values.

In case you don't know, Westphalia homeowners who are "Persons Of Record" must quickly file an Appeal to The District Council in writing since the Prince George's County Council Members are on recess now until September. Also, the Westphalia community need to move quickly to file for Injunctive Relief to prevent further infringement on their rights to stop the building of this illegal warehouse.

There has been a Stop Amazon-Go Fund Me page set up to help with legal fees, printed materials and planned demonstrations. <https://www.gofundme.com/stop-amazon-from-coming-to-westphalia> Please join us in this effort. If they get away with doing it to us today, it can very well be you tomorrow.

I don't know about you but it is discomfoting to me to think that the County can rezone our communities from residential to mix use/commercial without notice or due process. I don't want a warehouse on my street or a methadone clinic like the one in Dodge Plaza, Lanham, Maryland. Make your voices heard by contacting Councilmen Derick Leon Davis, Melvin Franklin and Calvin Hawkins.

Email [onewestphalia@gmail.com](mailto:onewestphalia@gmail.com) if you have any questions, comments or suggestions.

**Building Cleaning Schedule:**

**Monday and Thursday**

10212 10214 10216 10218  
10230 10232 10234 10236  
10240 10242 10244 10246  
10248 10250

**Tuesday and Friday**

10200 10202 10204 10206  
10208 10210 10222 10224  
10226 10228



**Trash Pickup:**

Monday, Tuesday, Thursday, Friday &  
Saturday.  
No pickup Wednesday and Sunday

**Extermination:**

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



**Call 911, and then the Washington Gas Emergency Leak Line at 844-WASHGAS (927-4427), selecting option 1.** Emergency responders and Washington Gas will take action 24/7 to make sure you and our community stay safe.

**TIPS FROM THE MAINTENANCE STAFF (RON & RICK)**

- **Have you changed the batteries** in your smoke detectors lately? What about your furnace filter? This is a good time of year for both! Furnace filters are available at the on-site office for \$3.00.
- **T-Level Residents:** Please pour a cup of bleach down the floor drain in your utility closet. It will help prevent clogging.
- **Roof access:** Please be sure your A/C technician removes all old parts and materials from the roof top and that they secure the lock to the roof hatch when work is completed. Homeowners can obtain the roof hatch code by calling the on-site office. A 6 to 8 ft ladder will be needed to access the roof hatch.

**Thank you for your cooperation!**

# BALCONY PROJECT UPDATE

Hello All,

As you are all very aware, major construction has begun throughout the property on balconies. The Board of Directors approved the repair and coating of the balconies and replacement of the existing balcony railings at Buildings No. 10200, 10202, 10222, 10224, 10248 and 10250. As of August 1, 2019, the balcony repairs are still ongoing at 10200, 10202, 10222 and 10224.

Unfortunately, the railing replacements are not on schedule as planned. The contractors are very hopeful the railing order will be in by August 12 for installation. This is a later date than was anticipated. The contractors are aware of the inconvenience this has caused the owners that are currently without their balconies. We are hopeful that this inconvenience will be very well worth it with the final product that is provided.

We are pleased to report that the concrete repairs are on-schedule and at this time, coming in as budgeted. Due to the size and scope of this job, The Board did their due diligence and the contract reviewed by the Associations attorney. The Board has been closely monitoring the progress and has provided their feedback throughout the project. Due to some of their concerns, the Board has requested that the contractors attend the August Board meeting to answer questions and concerns. This meeting will be held:

**Condominium No. One of the Pines, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**August 6, 2019**  
**7:00 p.m.**  
**Pines One on-site Office**

We would like to remind all residents that the planned first phase of the project will include the repair and coating of the balconies and replacement of the existing balcony railings at Buildings No. 10200, 10202, 10222, 10224, 10248 and 10250. These buildings were selected as they showed the most signs of deficiencies in either concrete balconies or railings. There will be a multi-year phased plan that will show all buildings in the property and their proposed date of repair.

The Board would like to thank the entire community for their patience throughout this long process. The Board feels that with this project, both a physical and aesthetic upgrade will be brought the community. If anyone would like more information or details on the project, please contact your community manager, Matt Mericle for more information. He can be reached at

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

Thank you all

Matthew Mericle

C/O Pines One Board of Directors.

### WHO'S RESPONSIBILITY IS IT?

That's a popular question from homeowners when calling about maintenance to their home. To help you determine whether it is an association or homeowner responsibility, we have tried to outline some of the basics below. Keep this chart handy for the next time you need maintenance in your home.

ASSOCIATION	HOMEOWNER
Lights out – building lights, hallway lights	Lights out inside your own home
Power outage throughout – Call Pepco; the association is not responsible.	Partial power in your own home – check with neighbors first; if neighbors also have partial, contact the association
No hot water	No heat; no air conditioning
Air conditioning/heat – <b>not an association responsibility</b> . Association supplies furnace filters at a minimal fee through the on-site office.	The association can “blow out” your condensate lines if they are clogged, but if you are still experiencing no air conditioning, you will need to call your own contractor for repair.
Sewer/sink backup	Garbage disposal does not work
Maintenance will locate source of leak coming through your ceiling to determine if association or homeowner responsibility. Association is responsible for only common pipes.	Toilet/tub/sink/washing machine leaks; running toilets; leaking a/c units – all plumbing within home: pipes to sinks, tubs, showers, toilets, and washing machines.
Exterior building and interior hallway maintenance.	Windows, patio/balcony doors, screens; entry unit doors, all appliances and fixtures within your home.
Hallway needs cleaning	
Problems within the storage rooms and storage bins. Association is not responsible for items kept in storage bins.	Homeowner is responsible for personal items kept in storage bins and the lock for the bin.
Lawn maintenance	
Exterminating – roaches, ants, & termites. Call Economy Pest: 1-800-498-1166.	Owner is responsible for flea treatment.



**POOL:** Normal pool operating hours when public schools are not in session are: **Monday, Thursday, Friday, Saturday & Sunday, 12:00pm to 8:00pm. The pool is closed Tuesday & Wednesday.**

*Pool applications are online at [www.Pines1.com](http://www.Pines1.com) and also at the on-site office during normal business hours.*



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



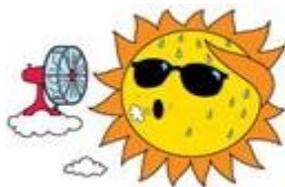
***Become part of the Pines One E-mail Notification List.***

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 send an email to  
 pinesonecondominiums@verizon.net.



**Stop by the on-site office and cool off with a**



***(Now through Labor Day!)***

The Pines One News is also available online at [WWW.PINES1.COM](http://WWW.PINES1.COM)