

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

Pines One News

VOLUME 4, ISSUE 4

NOVEMBER 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.

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**Next Issue:
February 2020**

President's Message

I hope that you enjoyed a wonderful summer and were able to spend time with your loved ones. I believe that we should spend as much time as possible with family and friends because every minute is precious.

I want to take a few minutes of your time to give you an update on a couple of matters. First, some of the directors met with John Rossi and Charles Angelilli of Structural Solutions on October 9, 2019. We were able to discuss the concerns and dissatisfaction we had with the balcony and railing project. The meeting proved to be productive and several checks and balances have been put into place so that this project moves smoothly going forward.

The Phase I of the balcony and railing project included buildings 10200, 10202, 10222, 10224, 10248, and 10250 for an estimated

cost of \$508,000. We are now saving \$100,000 below the original bid. This savings will cover the additional cost of \$60,000 - \$65,000 needed to replace and repair the patios, patio wall, and two walkouts. This work will be done in early spring 2020.



There is another matter that I would like to bring to the attention of our community. I attended a meeting of the Coalition of Central Prince George's County Community on October 26, 2019. State Senator Melody Griffin talked about the importance of the April 1, 2020, United States Census. Then Delegate Wankia B. Fisher, Esq, Judiciary Committee (Legislative

District 47) spoke on prison reforms. She was followed by Council Member Jolene Ivey, District 5, who spoke on public education and air monitors being installed throughout our county. She was followed by the most dynamic speaker of them all, Ms. Theresa Dudley, Prince George's County Educators' Association (PGCEA). She informed us that the average age of PG County Schools is 60 years. She revealed that 80% of our schools are classified as community schools which means that 80% of it's students receive free lunches and wrap around services (food, clothes etc.). She explained that this is why completing the 2020 Census is so important for our county because lower income students mean more money for our county and this is why most of the charter schools are located in our poorer communities. The charter schools go to poor communities because low income students generate more income for the school.

President's Message continued...

Then these charter schools can go to Wall Street and put their school on the stock market. Our schools are over- crowded; for the first time our school have over 130, 000 students.

The developers continue to build residential homes, townhouses and condominiums in our community. The state of Maryland has the most land for development in the District, Maryland and Virginia region. There is a noticeable difference in the requirements that Montgomery County and Prince George's County impose on developers. In Montgomery County the developers are required to build schools and roads in the residential communities that the construct. But in Prince George's County our legislators make no such demands. The burden of constructing schools in these newly constructed communities is placed on the state's taxpayers.

It is generally acknowledged by legislators that in the next 2-5 years the public schools in Price George's County will be going through a great deal of changes. This greatly due to the recommendations of the William "Brit" Kirwan Commission. To begin paying for the recommendations the legislation calls for \$325 million dollars increased funding from state taxpayers for public schools in fiscal year 2020 and \$750 million in 2021.

If you want to learn more about this issue, you can contact AROS/Alliance to Refund Our Schools from Theresa Dudley (301) 736-2700.

Darryl L. Anderson, President



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.

December 3, 2019

January, 2020 (no meeting held)

February 4, 2020

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

Holiday Closings

The Pines One on-site office will be closed:

November 28 & 29, 2019

December 25, 2019

January 1, 2020

In case of a maintenance emergency, please call the after hours maintenance emergency number **301 596-2086**

COMING SOON!

STORAGE BIN INSPECTIONS-FEB 2020!All items stored within the bin must be 18" below the ceiling. Items such as books, papers, clothing, etc. must be either bagged or boxed. No flammable, combustible or explosive items are permitted within the bins.

Remember, absolutely nothing can be kept, or stored outside of storage bins. The aisles must be open and free of items at all times for fire safety.

DUMPSTERS! Prince George's County approved our request for dumpsters on the property in the spring & fall of 2020! Look for more information coming in the February Newsletter & on building bulletin boards!

Lights Out?



If you notice lights out in your building, please report it to the office at 301 336-3850.

CHRISTMAS IN APRIL*
PRINCE GEORGE'S COUNTY

WAREHOUSE SALE

December 7, 2019

9am - NOON

ADMISSION FEE \$2.00



Building Supplies
& Materials
Doors
Flooring (Ceramic Tile & Carpet)

Drywall Nails
Paint / Caulk
Sinks
Light Fixtures
Windows

ADDRESS: 5310 Judges Drive
Upper Marlboro, MD
301-952-9171
(Behind the Courthouse)

Proceeds to benefit Prince George's County Christmas in April



For more information: Call 301-868-0937

A TIP FROM THE MAINTENANCE STAFF (RON & RICK)

Please pour cooled cooking grease or oil into an appropriate container, wipe the pot/pan 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 backups in your pipes as well as the main line.

Thank you for your cooperation!

Preventative Maintenance Starts Here!



Master Policy Insurance And What You Need to Know

DID YOU KNOW? The master insurance deductible for Pines One Condominiums is \$5,000. This means that damages to common elements or to individual units cannot be submitted to the insurance company unless the damages exceed the deductible.

WHO IS EXPECTED TO COVER THE COST OF DAMAGES? Residents may expect all damages to be taken care of by the association no matter what the cause, however this is not necessarily correct. The association and residents need to work together in order to reduce claims and costs. If the damage is from a common pipe leak, the resulting damage will be repaired by the association. If, due to the common pipe leak, there is damage to the drywall, the wall will be repaired and painted. The association is not responsible to paint the entire room so that all walls and ceiling match.

ALL HOMEOWNERS ARE RECOMMENDED TO HAVE INSURANCE ON THEIR HOME. Known as an HO-6 policy, homeowners should be aware that their HO-6 policy should include coverage for the association;s \$5,000 deductible as well as personal property, betterments and improvements, and damages to other units. The master policy covers only what is owned by the association, which is the building structure and not what is owned by the homeowner. Owners should consider purchasing sewer backup insurance as well.

The association's agent is HMS Insurance Associates, Jordan Russell, and he can be reached at 410-337-9755 or 1-800-356-6563 to discuss the master policy or individual insurance questions.

Please take the time as the New Year approaches to talk to your insurance agent about the needs for your Pines One home.

Gloria Rice

Pines One On-Site Community Manager



BALCONY PROJECT UPDATE



Hello All,

As you are all very aware, major construction has been occurring throughout the property on balconies and railings. 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 November 1, 2019, all elevated balconies have had the concrete repaired, coating laid down and railing installed. The terrace level and patio level units that have railings and brick work will be completed by the end of the month.

We are pleased to report that the concrete repairs and coating for all patio level units will be completed in the spring. We had several issues with the schedule for these units. The Board wanted to ensure that the

work was completed properly and rather than rush it in the colder weather, elected to complete the work in the spring. The coating for the patio level units will be slightly different than that of the elevated balcony units. For the elevated units, the main goal is to keep moisture and debris off of the concrete to increase the life of the material. At the patio level, the membrane that will be placed on the concrete will allow moisture to breathe through from below. It will also help wick moisture away from the concrete on the top coat.

The Board would like to thank the entire community for their patience throughout this long process. The Board is currently working with the engineers to plan out the next phase of the project. In the early part of 2020 the Board will be announcing the next buildings in the project and the planned schedule for the repairs. The Board feels that with this project, both a physical and aesthetic upgrade will be brought to the community. If anyone would like more information or details on the project, please contact me, your community manager, for more information. I 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

I personally would like to also thank everyone in the community for their patience during this project and all the other repairs that occurred throughout the community. This community has always shown gratitude and patience when work is being completed by contractors and our excellent staff. I would like to thank Gloria Rice, Rick Robertson and Ron Robinson for all of their hard work on-site. Without their presence, CVI would not be able to do their job for the community. We truly appreciate their expertise and experience.

I would also like to wish everyone a safe and happy holiday season!

Thank you all,

Matthew Mericle
c/o Pines One Board of Directors

Pines One 2nd Annual Coat Drive

December 2, 2019
to
January 10, 2020



COAT DRIVE



New &
Gentle Used
Coats

DROP OFF LOCATION

Pines 1 on-site office
10210 Prince Pl, T1
8am - 4pm, Monday-Friday
301-336-3850

pinesonecondominiums@verizon.net

HELP SHARE THE WARMTH!
Donations will benefit the Mission of Love Charities, Capital Heights, MD

Made with PosterMyWall.com



Helpful Hints For Winter

- **Keep your headlights clear with car wax!** Just wipe ordinary car wax on your headlights. It contains special water repellents that will prevent that messy mixture from accumulating on your lights; can last up to 6 weeks!
- **Squeak proof your wipers with rubbing alcohol!** Wipe the wipers with a cloth saturated with rubbing alcohol or ammonia. This one trick might make badly streaking & squeaking wipers change to near perfect silence!
- **Ice-proof your windows with vinegar!** Frost on it's way? Fill a spray bottle with three parts vinegar to one part water and spritz it on all your windows at night. In the morning, they'll be clear of icy mess. Vinegar contains acetic acid, which raises the melting point of water; preventing water from freezing.
- **Prevent car doors from freezing shut with cooking spray!** Spritz cooking oil on the rubber seals around car doors and rub it in with a paper towel. The cooking spray prevents water from melting into the rubber.
- **Fog-proof your windshield with shaving cream!** Spray some shaving cream on the inside of your windshield and wipe it off with paper towels. Shaving cream has many of the same ingredients found in commercial defoggers.
- **De-ice your lock in seconds with hand sanitizer!** Put some hand sanitizer gel on the key and the lock and problem solved!

For more winter car tips, go to: <https://www.onegoodthingbyjillee.com/12-winter-car-hacks/>

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