

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

# Pines One News

VOLUME 4, ISSUE 4

AUGUST 2020

**Community Manager**

Matt Mericle 301 596-2600  
x4230

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  
x2000

Contact the Community Administrator regarding general administrative matters.

**Community Accountant**

Dawn Croft 301 596-2600  
x2230

Contact the Community Accountant regarding accounts payable, accounts receivable, account balances, delinquent accounts and other financial matters.

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Next Issue:  
November 2020

## President's Message

I am glad to have this opportunity to chat and see how things are going with you and your loved ones. If you are anything like me, you are still trying to adjust to our new normal. I am still in disbelief as I observe how our way of life has been disrupted by the COVID-19 crisis and the inability of our government to respond. I recall back in February when I shared my New Year's resolution with you. I was able to complete one of my two resolutions which was to participate in the 2020 US Census count. I will complete my other resolution when I cast my vote in the Presidential Election on Tuesday, November 3, 2020. I hope that all of you will cast your votes as well. I feel that this general election, more than ever before, will shape the things to come in our immediate future. I hope that you believe this as well and will vote for the candidate that you believe can generate real financial recovery and jobs for struggling Americans like us. Let's face the fact that there is no perfect candidate

running for presidency. So you will have to decide which candidate will generate jobs for you and advocate for changes in



our criminal justice system that will give equal justice to all races. We need leadership; what we don't need is another four years of bullying and alienating the races in this country. We deserve good leadership and we have the opportunity to obtain quality leadership by making sure that we turn out and exercise our voting rights.

I would like to take time in closing, to express my condolences to Director Annette Keizer's family. Ms. Keizer served on the board of directors and as the chairperson of the hearing board for almost twenty years. Even as her health started to decline, she continued to serve her community for years. There were times

when her son Merv may have questioned her judgment when she could barely walk from her home on the T-level to the parking lot and into my van to attend a board meeting, but she would manage somehow to make it. Ms. Annette loved this community and was willing to serve to make it better. She was someone that I knew that I could depend on and when she committed to doing something, she got it done. She was my friend and I cared a lot for her. I have lost two good friends during my tenure on the board of directors. The Pines One Community has lost two great directors in Annette Keizer and Joan O'Neal. I know that they are resting in peace after fighting for what they believed to be right. I believe that good leaders are never forgotten. Job well done; you will be truly missed. Ms. Keizer's surviving children—Merv, Arlene, and Denise—are planning a funeral Mass for her at St. Joseph's Catholic Church when the pandemic permits. Details will be sent to the Pines One office.

*Darryl L. Anderson,  
President*

WE'RE  
HERE  
FOR YOU



## Handling Maintenance During COVID-19

### **FROM RON & RICK - MAINTENANCE STAFF**

#### Helpful Hint:

To help ensure that you get your money's worth out of your HVAC system and that it runs to its full capacity, you should change or clean your furnace filter once a month or as needed. Clogged filters during the summer time may cause the condensation drain line in your unit to back up. Furnace air filters are available in the Pines office for \$3.00 each.

### **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.

**September 1, 2020 (TBD)**

**October 6, 2020 (TBD)**

**November 3, 2020 (TBD)**

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



**In an effort to keep staff and all Pines One residents safe, we are following the Governor's and CDC social distancing policies.**

The On-Site Pines One office is closed to walk-in traffic until further notice. All business will be handled through email or phone.

[pinesonecondominiums@verizon.net](mailto:pinesonecondominiums@verizon.net)

301 336-3850

Staff will be on-site 8:00am – 12:00pm, Monday to Friday.

Between 12:00pm to 4:30pm, please leave a voice message on the office phone or send an email if you have a general maintenance issue or need information and someone will get back to you as soon as possible.

In-unit maintenance services conducted by maintenance staff will be limited to emergencies only:

- Water intrusion/flood
- Sewage backup
- Biohazard issues
- Hazardous conditions (ice, snow, blocked access, etc.)
- Fire

For **after hours and weekend maintenance emergencies**, please call  
301 596-2086.

***The On-Site Management office would like to thank all of the residents of Pines One for their patience and understanding during these very unusual times. If you have any questions, please contact us and Stay Safe!***



At a time when kids are home from school and college, and working from home is the new normal because of COVID-19, residents must be mindful of noise.

Noise is an inevitable condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors.

We—you and your neighbors—all have a right to enjoy our homes in peace, but remember, heavy walking, running and jumping can reverberate in units around you.

Blasting music is one thing; playing an instrument or video game another.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. Whatever you're planning, give some thought to the day, as well as the time of day for your activity.

***The Golden Rule applies here:  
Treat your neighbors the way you want them to treat you.***



**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** - No working on vehicles on the property. Flat tires expired tags or vehicles that do not appear to be operable will be tagged for tow.

**Parking** - Park your vehicle in the correct space that identifies your permit.

**Green** "PERMIT A" permits:

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.

**Red** "PERMIT REQUIRED" permits park in non-permit A spaces and back end parking only.

**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 HANGING SECURELY 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 Richie Road, Capitol Heights, MD. Vehicles can be picked up 24 hours a day, Monday-Sunday, with a one hour notification. Vehicles parked on the property between midnight and 7am without a permit will be towed at the vehicle's expense without notice. **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.**



## WHO DO I CALL? WHAT IS THEIR NUMBER?



### Pines One Condominium is managed by CVI.

Mailing address: 6300 Woodside Court, Suite 10  
Columbia, MD 21046  
Telephone: 301-596-2600 Monday – Friday 8:30 a.m. – 4:30 p.m.  
**301-596-2086 after-hours maintenance emergency number**  
Fax: 301-596-2082  
Payment address: Pines One Condominium  
P.O. Box 65225  
Phoenix, AZ 85082-5225

### Pines One On-Site Office Monday-Friday, 8:00 a.m. – 4:00 p.m.

Address: 10210-T1 Prince Place  
Telephone: 301-336-3850  
Fax: 301-350-3888  
Website: [www.pines1.com](http://www.pines1.com)  
Email: [pinesonecondominiums@verizon.net](mailto:pinesonecondominiums@verizon.net)

### Police



911 – emergency  
301-352-1200 non-emergency; District II

### Trash

Collected from trash rooms on Mon/Tues/Thurs/Fri/Sat  
Bulk trash is a homeowner responsibility.

### Recycling

Pickups on Tuesday & Thursday.  
Place recyclables in appropriate containers.



### Gas Sub-meter

Questions about your gas sub-meter or bill?  
Contact YES ENERGY MANAGEMENT at 1-800-637-4242 or  
[www.YesEnergyManagement.com](http://www.YesEnergyManagement.com)

### Exterminating



Got Bugs? For free service, call Economy Pest Control at 301-261-8388 for roaches, ants, mice, rats, and silverfish. Association is responsible for termites. Report termites to CVI office at 301-596-2600. 1<sup>st</sup> & 3<sup>rd</sup> Saturdays.

### Towing



Call SLT Towing & Recovery if vehicle was towed. Their number is 240-304-6108 and they are located at 711 Richie Road, Capitol Heights, MD 20743. Vehicles can be picked up during Impound Hours listed on their website: Mon - Fri: 9AM - 5PM, Sat: 9AM - 12PM & Sunday by appointment only, however you may be able to pick up your vehicle 24/7 if you give a one hour call notification. Vehicles parked on the property between midnight and 7 a.m. without a permit will be towed at the vehicles owner's expense without notice.

### Mailboxes

For mailbox key, contact a locksmith. Residents are encouraged not to leave mail on top of boxes for pickup to avoid lost or misplaced mail.

74.not.numbers

## PINES ONE 2020 COUNTY POLICE CRIME REPORT

Calls for Service Section													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Total # Calls for Service	26	14	18	11	24	13							106
Total # Reports Written	1	0	2	3	2	1							9
Call Type	Counts (see note)												
Accident / Hit & Run													
<b>Assault</b>													
<b>Break &amp; Enter</b>													
Burglar Alarm		2/0											
CDS (drugs)	2/0												
Check auto	3/1												
Check person / weapon			1/0		1/1								
Disorderly Conduct	2/0	3/0	5/0	1/0	5/1	1/0							
Domestic Violence	2/0		5/1	3/1	7/0	3/0							
Fight / Dispute		1/0											
Gunshot / Shooting					1/0	1/0							
Sexual Assault /Rape													
<b>Stolen Vehicle</b>	3/0												
Subject Stop													
<b>Theft</b>				1/1		2/0							
<b>Theft from Auto</b>			1/1	1/1									
Vandalism						1/1							
Hang Up/ Cancel													
Unknown	1/0			1/0	1/0	2/0							
Other Call Type	13/0	8/0	6/0	4/0	5/0	3/0							

Note: read x/y counts as x = # of calls and y = # of reports (report name may not match call type name)

Police Activity Section - Reports, Traffic Citations, Arrests, and Criminal Citations													
Report Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Domestic Violence				1									1
Field Report	1				2								3
Theft				1									1
Theft from Vehicle			1	1									2
see note			1			1							2
<b>Total # Reports</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Traffic Citations</b>		<b>1</b>											<b>1</b>
<b>Custodial Arrests</b>					<b>1</b>								<b>1</b>
<b>Criminal Citations</b>													<b>0</b>

Note: General group - report not named in database

Condominium No. One of the Pines, Inc.  
 10210 Prince Place—T1  
 Upper Marlboro, MD 20774  
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