

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

# Pines One News

VOLUME 5, ISSUE 1

NOVEMBER 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.

**INSIDE THIS  
ISSUE:**

Holiday Office Hours	2
Winter driving tips	4
Community Update	6

Next Issue:  
February 2021

## President's Message

I hope that all are doing well and are finding some sense of normalcy during these unusual times.

I don't believe that any of us believed that our lives would have changed as much as they have in these past ten months. I can recall last February telling you how I was looking forward to participating in the US Census count in March or April and to participate in the upcoming 2020 Presidential Election. I have been blessed to have completed both of these tasks.

But there have been so many Americans that did not complete the US Census or cast a vote in the 2020 Presidential Election because they lost their lives to the COVID-19 corona virus. On behalf of your board of directors, I send out prayers to all families that have lost loved ones and to those that have suffered or have family and friends

that have suffered the affects of the corona virus. And I pray that a vaccine will be developed to get control of this virus.

These past ten months, as I've stated, have been disruptive but we are resilient and will bounce back. Our community has continued to flourish from the hard work and efforts our on-site staff, directors and management staff. As a team we have been able to adapt to the challenges presented by COVID-19.

We have had to make some hard decisions such as limiting personal contact with each other and vendors, suspending office walk-ins, isolating to minimize the spread of the virus and complying with the County Executive's mandates to maintain public safety. I would like to thank everyone that worked unselfishly to keep our community safe and prosperous.

I especially want to thank the residents and owners that continue to meet their responsibilities during these unusual and struggling times.

I believe that there is a brighter future and better things to come from this experience.

The directors have made plans to begin the second phase of the balcony and handrail project in this coming new year.

We are hopeful that after this inaugural address there will be a return to "normalcy".



**Darryl L. Anderson,  
President**

WE'RE  
HERE  
FOR YOU



**Handling  
Maintenance  
During COVID-19**

**FROM RON & RICK - MAINTENANCE STAFF**

Helpful Hint:

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!

**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 1, 2020 (Cancelled)**

**January 5, 2021 (No Meeting)**

**February 2, 2021 (TBD)**

*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 26 & 27, 2020**

**December 25, 2020**

**January 1, 2021**

**In case of a maintenance emergency on these days, please call the after hours maintenance emergency number**

**301 596-2086**



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

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

301 336-3850

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.

# Happy Thanksgiving!



## Lights Out?



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

## Clever tips to help you navigate the challenges of driving during the winter!

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

### 1. Foggy Windshield Fixes

During the winter months, fogged-up and frosty windshields can be a constant issue. To quickly eliminate the fog without creating a mess of smudges, use a chalkboard eraser! It works really well, and it's easy to store in your glove box or center console.

Another tip for dealing with a foggy windshield is to make sure your car's air recirculation is turned off. The air in your car is already humid, and humid air contributes to windshield fogging. Use the fresh air intake option instead, which will pull in dry air from outside. The dry air will help take care of the fog in no time!

### 2. Keep Socks In Your Glovebox

Having a pair of socks at the ready in your car can be really useful during the winter! You can pull them on over your shoes if you ever need to push your car out of ice or snow. (The socks provide a little extra traction that makes it easier to find your footing.)

Another way to use socks is to cover your wiper blade overnight! Just raise your wiper blades and slip the socks over the ends. The socks will help prevent ice from forming on the blades, which will make your de-icing process much easier in the morning.

### 3. Fix For Frozen Wiper Blades

During the winter, make sure to fill your car with washer fluid that is rated for cold weather. It can help melt the ice that's clinging to your wiper blades in the morning. It can also be a quick way to defrost your whole windshield if the ice is thin enough!

### 4. Impromptu Ice Scraper

Can't find your ice scraper and need to get going? Grab a plastic spatula from your kitchen, or use a plastic card from your wallet! (It's best to use a card that you don't mind losing, in case it accidentally snaps while you're scraping the ice.)

### 5. Thaw Frozen Car Doors & Locks

For frozen locks, try using a drinking straw. Just aim the straw at the lock, and blow air into it. The heat from your breath will start melting the ice, and you'll have that door open in no time! And finally, you can use hand sanitizer to fix frozen doors and locks. Just rub a layer of hand sanitizer over the frozen area and let the alcohol melt the ice.

### 6. Prevent Frozen Doors

Sick of having to unstick frozen doors? Prevent them from freezing in the first place with a bit of cooking spray. Just spritz a bit of it where the door seals. This acts as a "waterproof" to prevent water from seeping in and freezing your door shut.

### 7. Keep Side Mirrors From Freezing

You can prevent your side mirrors from freezing overnight just by covering them up! You can use a plastic shopping bag, a ziplock bag, or whatever you can find to slide over the mirrors. Tie the end or keep it in place with a rubber band, and your mirrors will remain ice-free overnight!

### 8. Fast Headlight Fix

Having bright, working headlights is especially important during the dark and snowy winter months. If your headlight covers could use a cleaning, just cover them with a layer of toothpaste. Let it sit for a minute or two, then rinse the toothpaste off with warm water.

This toothpaste treatment will help remove the film on your headlights so they shine more brightly. It's a quick and easy fix that's much cheaper than buying a special headlight cleaner product!

### 9. Make A Winter Emergency Kit

Weather can be unpredictable during the winter, so it's a good idea to keep emergency supplies in your car just in case. Start with a spare outfit that can keep you warm if you happen to get stranded. Follow these steps:

Unzip a winter coat

Put a thick pair of socks, long underwear, hat, gloves, scarf, and snow pants inside the coat

Zip the coat up and stash the outfit in your trunk!

# Winter Dot to Dot



## Community Manager's Desk



Psychological and emotional fatigue is at an all-time high with COVID 19, the election cycle., flu season and 2020 as a whole. The Pines One team wants to thank all Residents and Owners for their hard work and patience during 2020. The community has come together and worked hard to pull through this trying time. Moving toward the end of 2020 and into 2021, the community would like to take some time and focus on the upcoming holiday season and some tips we would like to provide to residents.

Whether you are hosting a festive get-together or just bringing along a dish, prevent kitchen fires, and cook safely with these tips in mind:

Keep flammable items away from the stovetop, including oven mitts, potholders, food packaging, and dishtowels. Avoid wearing loose clothing, which could catch fire on burners.

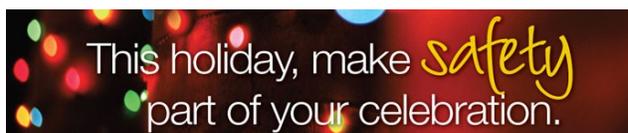
**Please follow all Condominium and county laws when preparing holiday meals. The Condominium prohibits the grilling, cooking, or preparation of food on the balconies or in the common areas of the Association. This includes any turkey fryers or grills on the patio or balcony areas.**

Following Thanksgiving, we will be in the holiday gift-giving season. Criminal activity tends to increase around the holiday season with cars of family members parked in the community. We also usually get involved with lots of coming and going for shopping and holiday festivities and forget to lock our vehicles. It happens to the best of us and we become easy targets in a matter of minutes. Another common nuisance is those nasty “porch pirates”. If you are lucky enough to be unfamiliar with this term it describes an individual that takes packages from your front doorstep that have been delivered to you. A great way to avoid this is to have your packages delivered to an Amazon Safe delivery area or opt for in-store pickup when available. Otherwise, be sure to track your packages and bring them into your home as soon as they are delivered. Put special instructions on your delivery when you have the option so the delivery person knows where to place the item out of sight. You can also recruit your neighbors to keep an eye out for deliveries and possibly pick them up for you or move them to an area that is hidden from view. We want to ensure that this holiday season is as safe as possible for all of our residents.

Finally, moving forward into 2021, management would like to again thank the community for your patience and resilience during this time. The number of unknowns everyone has had to deal with can be very trying and stressful. Unfortunately, due to the circumstance the community has been in, several of the larger projects that were scheduled for 2020 have had to be postponed. The largest of which is the balcony and patio replacements throughout the community. We hope that the pandemic starts to trend in a more positive direction in 2021 and we can resume these projects for the community. If all goes well, we will be able to complete two phases of our project in 2021 rather than the one planned. However, this is all contingent on the safety of all owners. Your Board of Directors felt that it was in everyone’s best interest in the community to not have these major repairs done during this pandemic. The safety of the residents was the number one concern and will continue to be in the coming months.

In addition to the balcony and patio repairs and replacements, the community is also scheduled to have exterior painting done for the trim around the property. We hope to upgrade the exterior façade of all the buildings. Your community has carefully budgeted for these types of projects. With careful spending and budgeting practices over the years, you are in a position to make some major upgrades that will benefit all community members.

Matt Mericle, CMCA , AMS  
CVI  
6300 Woodside Court, Suite 10  
(Doors I and J)  
Columbia, MD 21046  
(301)-596-2600 ext 4230 direct



## 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	24	20	4	11			165
Total # Reports Written	1	0	2	3	2	1	4	0	0	1			14
Call Type	Counts (see note)												
Accident / Hit & Run								1/0					
Assault							1/1						
Break & Enter								1/0					
Burglar Alarm		2/0								1/0			
CDS (drugs)	2/0									1/0			
Check auto	3/1							1/0					
Check person / weapon			1/0		1/1		1/0	2/0	1/0	1/0			
Disorderly Conduct	2/0	3/0	5/0	1/0	5/1	1/0	1/0	2/0	1/0	1/0			
Domestic Violence	2/0		5/1	3/1	7/0	3/0	7/1	4/0	2/0	3/0			
Fight / Dispute		1/0					4/0	1/0					
Gunshot / Shooting					1/0	1/0							
Sexual Assault /Rape													
Stolen Vehicle	3/0						1/0						
Subject Stop							1/1						
Theft				1/1		2/0	1/0	1/0					
Theft from Auto			1/1	1/1				1/0		1/1			
Vandalism						1/1							
Hang Up/ Cancel													
Unknown	1/0			1/0	1/0	2/0		1/0					
Other Call Type	13/0	8/0	6/0	4/0	5/0	3/0	5/1	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
Assault							1						1
Domestic Violence				1									1
Field Report	1				2		2						5
Theft				1									1
Theft from Vehicle			1	1						1			3
see note			1			1	1						3
<b>Total # Reports</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>14</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>

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

