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

Pines One News

VOLUME 5, ISSUE 4 SEPTEMBER 2022

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, parking matters, 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: January 2023

Message From Your Board of Directors

The holidays are just around the corner, and for many people, that means lots of festivities with friends and loved ones.

With all of the merriment that's sure to ensue, it's important that residents who are hosting celebrations are not only considerate of their neighbors, but also take note of the association's rules. A complete listing of our association Rules & Regulations can be found on our website: at www.pines1.com , but here are a few key items to look up that are particularly pertinent during the holiday season:

Outdoor Decorations: Decking the halls with seasonal ornaments is a great way to bring the holiday spirit home. Many love to spread the joy by decorating the outside of their homes, but before you scurry up that ladder to hang the decorative lights along the side of your roof, take a quick peek at the Rules & Regulations to find out the guidelines for outdoor decorations, as well as the guidelines for flags and signs if you plan on decorating with those. This will help make sure your outdoor winter wonderland isn't an association violation.

Parties: We hope you all have plenty of chances to eat, drink and be merry this holiday season. If you plan on hosting a large get-together or party, there are a few things you'll want to keep in mind. First, keep the revelry and noise to a minimum, and wind the party down at a reasonable time—you don't want your celebrating to interfere with your neighbors' attempts to get visions of sugar plums dancing in their heads. Check your Rules & Regulations to find out what the association AND Prince George's County deems acceptable noise levels and what the quiet hours are.

Parking: The holidays bring many people together, and that means extra cars will need to be parked. To make sure your guests are covered, look at the Rules & Regulations to find out the parking rules including where and how they can park and what kind of parking passes they may need.

Following the association's Rules & Regulations helps ensure that all of our residents can enjoy this special time of year, so please help us by doing your part.

Stay safe and have a wonderful holiday season!

Your Board Of Directors

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 via Zoom unless otherwise notified.

September 6, 2022 (Zoom)

October, 4, 2022 (Zoom)

November 1, 2022 (Zoom)

December 6, 2022 (Zoom)

No Meetings in January

Is it Recalled?

Is your dishwasher in danger of catching fire? Will the peanut butter in your pantry send you to the hospital? Every year in the United States, countless products ranging from power tools to plush toys are recalled by manufacturers. In the first half of 2010, major recalls included several million vehicles and 43 over-the-counter children's medicines. In December 2009, virtually every Roman blind and roller shade on the market was recalled due to strangulation hazards posed by their cords.

To help consumers stay aware of unsafe, hazardous or defective products, six federal agencies (the Consumer Product Safety Commission, the Food and Drug Administration, the National Highway Traffic Safety Administration, the Environmental Protection Agency, the Coast Guard and the Agriculture Department) have joined to create a one-stop online resource for U.S. government recalls.

The website, www.recalls.gov, offers comprehensive listings of the latest recall information, as well as a search feature that enables consumers to look up recalls by product type. Visitors to the site may also sign up for a free e-mail notification service to receive new recalls and safety information electronically.

Back to School Safety

As boys and girls throughout the community sharpen their pencils and get ready to head back to class, it's important to ensure they have a safe school year. Here are some tips on how your family can be proactive and avoid potentially harmful situations:

- Make sure your school has your child's updated emergency contact information. Write down any specific instructions that should be followed in case of an emergency, and have the school keep them in your child's file.
- Talk to your child's teachers before classes start and alert them to any medical issues your child has. Also, explain to the teacher what he or she should do if the medical issues arise—such as an allergic reaction, asthma attack or seizure—and provide school personnel with emergency medication such as EpiPens® (Epinephrine Auto-Injectors) and inhalers.
- Help your children memorize important phone numbers so that they know how to get in touch with you and other trusted adults. Also, make sure those numbers are programmed into their cell phones, or provide them with a list of phone numbers that they can keep in their backpacks or wallets at all times.
- Let your children know exactly who they can go home with after school if their regular ride can't pick them up, and make sure they know not to accept rides from people who aren't on the list.
- If your children will be walking to school, walk the route with them several times before classes start to make sure they understand traffic laws and can walk the route on their own. Also, find a friend or sibling they can walk with, and make sure they always use the buddy system.
- Show your children which houses in the neighborhood they can go to in case no one is at home after school.
- Report reckless drivers to the onsite office and the police to help make sure the neighborhood remains safe, particularly during times when kids are going to and returning from school.

Did you receive a Pines One Property Inspection Notice?

7. USE OF PATIOS AND BALCONIES The occupant shall keep the patio or balcony clean and free of all debris. Patios and balconies are not to be used as storage areas. Nothing shall be shaken from the balcony or patio. Feeding animals from the patio or balcony area is not permitted, as it can attract rodents and droppings left are unsanitary. No vehicle of any type or automotive parts may be stored or parked on the patio or balcony. Nothing shall be placed upon or suspended from the outside of the balcony railings. The railings shall not be lined with mesh or similar materials without written permission from the Board of Directors.

If you received a notice after the last inspection July 2022 or have a notice from previous inspections, please call the on-site office when the violation has been corrected and we will schedule a RE-inspection to close out your violation.

UPCOMING PROJECTS:

- STRIP & WAX OF ALL HALLWAY FLOORS
- PARKING LOT ASPHALT WORK
- PAINTING IN ALL BUILDINGS

CHRISTMAS IN APRIL https://www.christmasinaprilpg.org/

What is Christmas in April?

Christmas in April is a non-denominational volunteer organization that repairs the homes of senior citizens who are either low-income and/or physically challenged so they may live in warmth, safety, and independence. After months of planning and preparation, Christmas in April culminates in a one day repair effort on the last Saturday in April.

Christmas in April ★
Prince George's County

Christmas in April relies on the community for support from volunteers to repair the homes, and seeks funding from businesses, corporations and individuals.

The success of Christmas in April is due to the cooperative efforts of County government, private businesses, civic and community organizations, churches and synagogues.

What is the History of Christmas in April* Prince George's County?

The Prince George's County program was founded in 1989 under the leadership of Vincent "Cap" Mona of Mona Electric and the Prince George's County Government under the leadership of then County Executive Parris N. Glendening. The program has grown from helping 30 homeowners in 1989 with 600 volunteers to helping 82 homeowners in 2018 with the help of 3,200 volunteers. Prince George's County Executive, ANGELA ALSOBROOKS, has been involved with our program and continues to whole-heartedly support our efforts.

We know of one former Pines One owner who was approved for unit repairs through this organization.

Next Christmas in April Day is April 29, 2023

Deadline for 2023 Home Application is **November 1, 2022** (see Homeowner Letter)

Microsoft Word - 23 application (squarespace.com)

23+Homeowner+Application+Letter.pdf (squarespace.com)

NEED EMERGENCY ASSISTANCE FROM THE MAINTENANCE STAFF AFTER HOURS? Is your unit leaking? Do you have a backup? All maintenance emergency calls after hours must go through the Pines One after hours answering service (301-596-2086) so that they get to the proper person on call, it is recorded properly and gets into the computer system so any necessary follow up can occur. The maintenance staff are not required to accept after hours calls from residents on their personal phones.

Community Officer for Pines One Condominiums

It's very important to keep your eyes and ears open. If you see any suspicious persons or activity (i.e. illegal activity and/or persons/homeless sleeping in the buildings) or persons that do not belong on the property call the District II Police non-emergency number @301-352-1200. **You can remain anonymous, but it's important that you call!**

PINES ONE CONDOMINIUMS COMMUNITY CRIME REPORT

Calls for Service Section													
	Jan	Feb	Mar	Apr	May	Jun	Jul	28-Aug	Sep	Oct	Nov	Dec	Total
Total # Calls for Service	10	8	8	10	8	12	11	6					73
Total # Reports Written	0	0	4	0	1	1	1	0					7
Call Type	Counts (see note)												
Accident / Hit & Run													
Assault						1/1							
Break & Enter			1/0					1/0					
Burglar Alarm													
CDS (drugs)		2/0		2/0		1/0							
Check auto													
Check person / weapon					1/0		1/0	1/0					
Disorderly Conduct								1/0					
Domestic Violence	3/0	2/0		1/0		1/0	1/0						
Fight / Dispute			1/0	2/0	1/0	1/0	1/0						
Fraud													
Gunshot / Shooting							1/0						
Sexual Assault /Rape													
Stolen Vehicle		1/0	2/2			4/0	1/0						
Subject Stop													
Theft							1/0						
Theft from Auto			1/1		1/0	1/0							
Vandalism			1/1										
Hang Up/ Cancel													
Unknown		1/0					1/0						
Other Call Type	7/0	2/0	2/0	5/0	5/1	3/0	4/1	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	28-Aug	Sep	Oct	Nov	Dec	TOTAL
Assault						1							1
Stolen Vehicle			2										2
Theft from Vehicle			1		1								2
Vandalism			1										1
see note							1						1
Total # Reports	0	0	4	0	1	1	1	0	0	0	0	0	**7**
Traffic Citations		1											**1**
Custodial Arrests						1							**1**
Criminal Citations													**0**

Note: General group - report not named in database

SELLING YOUR HOME?

If you are selling or thinking about selling, there are some important things you will need to know.

You may not be aware that the Maryland Condominium Act requires the seller of a condominium to provide the perspective purchaser with a condominium resale package/disclosure certificate.

This package includes a list of questions posed in the Maryland law which are answered by management and must be provided to the purchaser.

The information in the package relates to the Association as a whole as well as the individual home.

To order a resale package go to: www.homewisedocs.com and register as a user. It only takes a minute to register a user name and password.

Once done, you can log into the site and search for Pines One Condominium in Upper Marlboro, MD.

You will want to order the 'resale disclosure bundle.' The site walks you through the steps and you can pay through the website. The site will notify you via email when your package is ready and how you can log back on to download the completed bundle.

Included in the bundled package is a financial disclosure statement, sellers statement, a copy of the current budget, audit and insurance, and a copy of the Association documents (Bylaws, Rule & Regulations, Policies, etc.).

Please note that the purchaser should have at least 5 days to review the package prior to settlement.

We also suggest that you consult with your attorney and/or real estate agent regarding correct compliance with the law.

If you have any questions when using the site, HomewiseDocs has contact information at the bottom of the webpage.

Just call them direct with any questions and they can help you through the process.

Please note: "For Sale" signs are prohibited on Pines One property.

WEATHER

R	F	Y	D	R	I	Z	Z	L	E	R	D	C	V	S
E	M	W	Y	B	R	C	E	X	W	Z	D	F	U	U
D	O	I	L	A	W	C	X	F	V	B	H	O	K	N
N	R	N	Y	D	G	Y	L	B	G	F	T	G	E	S
U	C	D	S	X	E	R	U	O	P	A	S	E	D	H
H	A	W	R	T	M	N	J	U	U	K	M	N	B	I
T	J	I	K	O	R	P	M	N	B	D	C	E	W	N
X	Q	A	Z	B	O	M	J	Y	H	G	S	F	R	E
A	L	I	G	H	T	N	I	N	G	T	Y	H	U	L
F	M	T	X	W	S	L	P	D	X	Z	E	R	T	L
Q	D	M	X	T	H	I	T	W	T	R	D	W	V	P
Z	V	N	J	R	D	Q	S	G	K	J	O	B	G	F
C	M	I	S	T	P	U	O	F	C	N	E	S	X	Z
B	G	T	R	F	C	D	R	W	S	X	Z	A	Q	W
M	L	P	I	U	G	F	F	W	S	A	H	A	I	L

SUNSHINE
SNOW
WIND
CLOUDS
MIST
LIGHTNING
DRIZZLE
HAIL
FROST
FOG
THUNDER
STORM

Clues may run forwards, backwards,diagonally, up or down. Some may overlap or even be backwards!

Sunday, November 6, 2022

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