

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:
May 2023**

Message From Your Board of Directors



HAPPY NEW YEAR!

We hope you found time to relax and enjoy friends and family during the holiday season.

As we enter 2023, the association wants to remind you that we have a number of rules and regulations that we ask you to observe so we can all maintain our property values and quality of life.

We always try to be reasonable with our rules by following the guidelines below.

If you believe a rule

fails the “reasonable” test, let the board know...send an email to Pinesonecondominiums@verizon.net. We’ll consider how we can improve it.

We make every effort to enforce rules uniformly, taking into account the consequences.

We think developing rules for the sake of having rules is unnecessary. The association develops rules only if they’re really necessary.

All our rules are based on proper authority—either our governing documents or state or local law.

We don’t make rules to limit your activities. We’re trying to ensure that each resident can enjoy the community free from the disruptive or harmful behavior of others.

ior of others.

We really don’t want to penalize anyone. We try to make rules that encourage understanding and compliance.

Together we can make 2023 a prosperous, enjoyable and safe community for us all!

Your Pines One 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.

February 7, 2023 (Zoom)

March 7, 2023 (Zoom)

April 4, 2023 (Zoom)

May 2, 2023 (Zoom)

The Prince George's County Government Department of the Environment approved our request for Spring & Fall dumpsters to be placed on the property for community cleanup.

The 2023 dates will be in April and September.

Look for upcoming notices with specific weekend dates and more detailed information about what is and isn't acceptable in the dumpsters.



Maryland is the first state in the country to start a free, automated telephone service to check in on Maryland's older residents, all across the state.

HOW DOES IT WORK?

Every day a telephone call will be placed to a participant at a regularly scheduled time. These calls will take place between 8 a.m. and 4 p.m. as close as possible to the one-hour time block pre-selected by the participant. If the participant does not answer their first call, they will be tried two more times. If those calls go unanswered, additional calls will be made to notify an alternative person who is selected by the participant during program enrollment. This could be an adult child, a neighbor, a loved one, or we will assign an alternate for you. The alternate will then be encouraged to check on the older adult program participant. The failure of the participant and alternate to answer will result in a call to your local non-emergency service.



A **free** daily call to check
on Maryland residents
65 and older!



• Landline • Cell Phone • 

REGISTER NOW

<https://aging.maryland.gov/Pages/senior-call-check-sign-up.aspx>



Preparing a Family Emergency Plan



Natural disasters affect thousands of people every year, and with the increased risk of severe thunderstorms, flash flooding and tornadoes in the summer months, it's a good idea to think about having an emergency plan in place. Consider preparing a family emergency plan now before it's needed.



Have an open discussion with your family about the types of emergencies that could happen. These include severe weather like tornadoes, natural disasters like earthquakes and fires and even civil unrest like rioting or acts of terrorism.



Designate a meeting place in the event you cannot return home.

It's a good idea to choose both a neighborhood meeting place and a place to meet outside of your neighborhood in case you can't access the area surrounding your home. If you have pets, ensure the meeting places you choose will accept them if you have to evacuate your home for any length of time.



Pick an out-of-town friend or relative as an emergency contact.

When disaster strikes, it could be easier to make a long-distance phone call than to call across town. Your out-of-town contact could help communicate and reunite separated family members or assist with an evacuation. Make sure every member of your family has the phone number for your out-of-town emergency contact person.



If you have children, communicate with their schools and daycare providers.

Make sure you know the emergency plan at your child's school or daycare provider. Find out how they plan to communicate with families during a crisis, whether they're prepared to "shelter in place" and where they plan to go if they must leave.





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. – 4:30 p.m.

Address: 10210-T1 Prince Place
Telephone: 301-336-3850
Fax: 301-350-3888
Website: www.pines1.com
Email: 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.



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. 1st & 3rd 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

74.not.numbers

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.



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.

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.

2022 PINES ONE CONDOMINIUMS COMMUNITY CRIME REPORT

Calls for Service Section													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Total # Calls for Service	10	8	8	10	8	12	11	6	15	20	21	29	158
Total # Reports Written	0	0	4	0	1	1	1	0	0	3	3	4	17
Call Type	Counts (see note)												
Accident / Hit & Run													1/0
Assault						1/1				2/0	1/1		2/0
Break & Enter			1/0					1/0					1/1
Burglar Alarm										1/0	1/0		2/0
CDS (drugs)		2/0		2/0		1/0			1/0		1/0		4/1
Check auto													
Check person / weapon					1/0		1/0	1/0	1/0	2/0	1/0		2/0
Disorderly Conduct								1/0		2/1			3/0
Domestic Violence	3/0	2/0		1/0		1/0	1/0		3/0	5/1	4/0		6/1
Fight / Dispute			1/0	2/0	1/0	1/0	1/0			1/0	2/0		1/0
Fraud										1/0	1/0		1/0
Gunshot / Shooting							1/0						
Sexual Assault /Rape													
Stolen Vehicle		1/0	2/2			4/0	1/0		3/0	1/1	1/1		
Subject Stop													
Theft							1/0					1/0	
Theft from Auto			1/1		1/0	1/0						1/1	
Vandalism			1/1										
Hang Up/ Cancel													
Unknown		1/0					1/0			1/0	2/0		
Other Call Type	7/0	2/0	2/0	5/0	5/1	3/0	4/1	3/0	7/0	3/0	5/0	6/1	

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

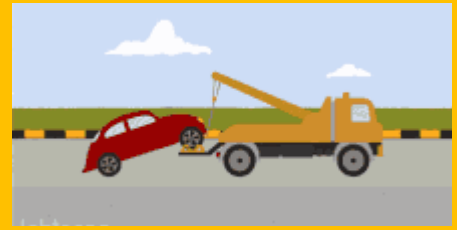
Police Activity Section - Reports, Traffic Citations, Arrests, and Criminal Citations

Report Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Assault						1					1		2
Break & Enter												1	1
Field Report												2	2
Stolen Vehicle			2							1	1		4
Theft													0
Theft from Vehicle			1		1						1		3
Vandalism			1										1
see note							1			2		1	4
Total # Reports	0	0	4	0	1	1	1	0	0	3	3	4	17
Traffic Citations		1										1	2
Custodial Arrests						1							1
Criminal Citations													0

Note: General group - report not named in database

TOWING

Any cars with expired tags, parking in fire lanes, parking in "Permit A" spaces without displaying the proper hang-tag, etc. will be towed without warning at the owner's expense.



Effective December 2016, should your vehicle be towed, you will need to contact SLT Towing at 240-304-6108 to recover your vehicle. Someone is available 24 hours a day to release your vehicle if it is towed; however, office hours are 9:00 a.m. to 5:00 p.m. Monday thru Friday and 9:00 a.m. to 1:00 p.m. on Saturday. Payment must be made in full, cash or credit is accepted, at the time of recovery.

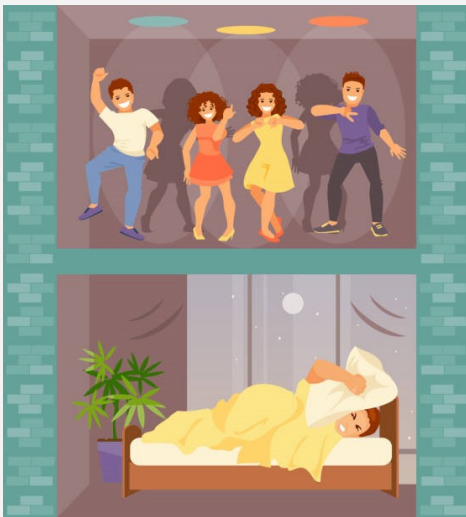
In the event your vehicle is towed, you will need to contact the towing company. Please do not call the management agent, the Pines One on-site office, or the Pines One Emergency Number to recover your vehicle as they are not authorized to release vehicles from impound, nor can they reimburse you for your towing charges. If you believe 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. Prince George's County Vehicle Audit Department will send you the necessary forms to complete in order to schedule a hearing.

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!**

How Much Noise Do You Make?

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you *and* your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.



According to the Pines One bylaws, 80% of unit floors must be carpeted.

Flat-screen televisions are becoming more affordable every year, and many of our residents have them. Please mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

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. You or your neighbor might find the raucous party next door entirely tolerable—until about 10 or 11 p.m. A noisy renovation downstairs might be intolerable if it's a religious or ethnic holiday for you. Whatever you're planning, give some thought to the day as well as the time of day for your activity.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. Maybe you work nights and their teenager—whose room backs up to yours—blasts the audio system after school each day.

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

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

WINTER WORD SEARCH

Winter Word Search

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

BLIZZARD	FIREPLACE	PLOW
BOOTS	FROSTY	SCARF
COAT	HAT	SHOVEL
COCOA	ICE	SKIING
COLD	ICICLES	SLEDDING
DECEMBER	JANUARY	SNOW
EARMUFFS	MARCH	SWEATER
FEBRUARY	MITTENS	WINTER



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