

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

Pines One News

VOLUME 6, ISSUE 2

MAY 2023

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:
September 2023**

Message From Your Board of Directors



Everyone wants a safe place to call home, and our association strives to make all residents feel secure. While we're diligent in our efforts to reduce possible dangers in our community, we can't do it alone. It's up to everyone to pitch in to keep crime rates down. Thankfully, taking a few simple steps can go a long way in keeping theft, vandalism and other felonies and misdemeanors out of the community.

Know Your Neighbors.

Talking with your neighbors will give you the chance to find out if they have noticed any crimes or suspicious activity in the community recently so that you can be on the lookout as well.

Leave The Light On.

A good way to deter criminals from breaking into your home is to make sure a light stays on all night, even when you're out of

town. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows. If you're worried that you'll either forget to turn the light on at night or off in the morning, you can purchase an inexpensive timer that will automatically do that for you every day. Also, if you see any street lights around the community that are not working, please let the on-site office know as soon as possible so that we can repair them for everyone's safety.

Lock Up. If you want to keep unwanted guests out, don't make your home inviting. Even when you're around, it's best to keep doors locked at all times. It's also a good idea to keep your windows closed and locked when possible, especially if you're on the ground floor.

Put On Your Walking Shoes.

Taking a stroll around the property isn't just good exercise. You can casually patrol the community for anything suspicious or usual, as well as swap notes about criminal activity in the area with other neighbors who are out and about. Also, when

more residents regularly walk around the grounds, it can help scare off criminals who are afraid of getting caught in the act.

Clean It Up. Picking up litter not only makes our community look better, but also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our community and encourage responsible law abiding people to move into the community.

See Something, Say Something. If you notice a crime or a suspicious activity, regardless of how small the incident may seem, notify the office and the police immediately. Of course, only call 911 if it is an emergency; otherwise, contact the police on their non-emergency line: **301-352-1200.**

We all have a responsibility to our community to help keep it safe, and incorporating even a few of these tips can go a long way. Let's do our part to make our community a safe place that we're happy to call home.

WHO'S RESPONSIBILITY IS IT?

That's a popular question from homeowners when calling about maintenance to their home. To help you determine whether it is an association or homeowner responsibility, we have tried to outline some of the basics below. Keep this chart handy for the next time your need maintenance in your home.

ASSOCIATION	HOMEOWNER
Lights out – building lights, hallway lights	Lights out inside your own home
Power outage throughout – Call Pepco; the association is not responsible.	Partial power in your own home – check with neighbors first; if neighbors also have partial, contact the association
No hot water	No heat; no air conditioning
Air conditioning/heat – not an association responsibility. Association supplies furnace filters at a minimal fee through the on-site office.	The association can “blow out” your condensate lines if they are clogged, but if you are still experiencing no air conditioning, you will need to call your own contractor for repair.
Sewer/sink backup	Garbage disposal does not work
Maintenance will locate source of leak coming through your ceiling to determine if association or homeowner responsibility. Association is responsible for only common pipes.	Toilet/tub/sink/washing machine leaks; running toilets; leaking a/c units – all plumbing within home: pipes to sinks, tubs, showers, toilets, and washing machines.
Exterior building and interior hallway maintenance.	Windows, patio/balcony doors, screens; entry unit doors, all appliances and fixtures within your home.
Hallway needs cleaning	
Problems within the storage rooms and storage bins. Association is not responsible for items kept in storage bins.	Homeowner is responsible for personal items kept in storage bins and the lock for the bin.
Lawn maintenance	
Exterminating – roaches, ants, & termites. Call Economy Pest: 1-800-498-1166.	Owner is responsible for flea treatment.

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.

June 6, 2023 (Zoom)

July 12, 2023 (Zoom)

August 1, 2023 (Zoom)

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



Community Information: Charles Brown, Community Outreach liaison, spoke at one of our board meetings and invited the Pines One community to join his email group to stay up to date on local events, Prince George’s County Police information, breaking news and more. To join, email Mr. Brown at cabmdbase@gmail.com and mention **Pines 1**.

4/27/2023

A message to the Pines One Community from Cpl. Keeve, Prince Georges County Police:

I advise them if they see something ... please call it in. If the dispatcher does not get the calls for service; it didn't happen. (police non-emergency 301 352-1200)

Also, I recommended that residents get door cameras to record activities in front of their doors and cameras on the balconies. We are in the age of everything helps if it's recorded.

Keeve, Quiana N. (QNKeeve@co.pg.md.us)

PRESSURE WASHING

TENTATIVE SCHEDULE (WEATHER PERMITTING)



WEEK BEGINNING MAY 15, 2023: BUILDINGS 10212, 10214, 10216, 10218, 10230, 10232, 10234, 10236, 10240, 10242, 10244, 10246, 10248 & 10250.

WEEK BEGINNING MAY 22, 2023: BUILDINGS 10200, 10202, 10204, 10206, 10208, 10210, 10222, 10224, 10226 & 10228.

PLEASE USE CAUTION IN AND AROUND AREAS WHILE WORK IS IN PROGRESS

HALLWAY FLOORS STRIP & WAX

TENTATIVE BUILDING SCHEDULE (WEATHER PERMITTING)

DATES: TUESDAY, JUNE 13 TO TUESDAY, JUNE 20, 2023

Day 1 Buildings:

10208, 10210, 10200, & 10202

Day 2 Buildings:

10204, 10206, 10222, & 10224

Day 3 Buildings:

10226, 10228, 10248, & 10250

Day 4 Buildings:

10246, 10244, 10242, & 10236

Day 5 Buildings:

10234, 10212, 10214, & 10218

Day 6 Buildings:

10216, 10230, 10232, & 10240

**PLEASE LIMIT FOOT TRAFFIC AS MUCH AS POSSIBLE
TO ALLOW WAX TO DRY**



Call 911, and then the Washington Gas Emergency Leak Line at 844-WASHGAS (927-4427), se-

DO NOT INSTALL SATELLITE DISHES WITHOUT READING THIS NOTIFICATION FIRST



Here is what you need to know PRIOR to having a satellite dish installed:

- * An Architectural Change Request form must be completed and submitted to the Board of Directors for review prior to installation. The Federal Communications Commission (FCC) **does not allow** for residents to install a satellite dish on common area, which is property that belongs to the association and not the resident. The common area is defined as the entire exterior structure of the building to include but not limited to the roof, siding, window panels, balcony railing, and lawns. **The dish can, however, be mounted on a pole within the confines of your patio area.**
- Installing a dish on the association's property puts you in direct violation of the association's documents. In addition, installing a dish on the roof/building structure prevents the association from completing required maintenance (i.e. roof replacements/repairs) to the building. Installing a dish on the building can also cause other structural damages to the building; the cost of repair of the building will then be passed on to all owners and the monthly assessment fees may increase to keep up with the required repairs.**
- * There are no exceptions to the above. Any improvement that you make to the exterior of your home/yard must be pre-approved by the Board of Directors prior to installation.
- ◆ If any owner/tenant installs a satellite dish without following the above guidelines, the association will pursue the rules enforcement procedure.

We encourage each resident and owner to be aware of the association and FCC regulations regarding installing satellite dishes in a condominium community. We appreciate your cooperation.

UPDATES

This year the Association completed all of the balcony and patio replacements throughout the Association. This project was completed one year in advance as the Association wanted to ensure that they were able to purchase materials at the lowest possible rate. This put the Association one year ahead of schedule with the reserve study and needed major repairs.

While this project was being completed, the Association had a major fire at 10240 Prince place the impacted 22 units. This added some major up front costs to the Association that needed to be addressed while the insurance carriers for the Association reviewed the fire and provided proceeds for the loss. This matter created a financial burden on the Association that was not accounted for when the balcony project was being completed. The Association Board of Directors felt it would be the best course of action to take a short term loan out for the property to be in a safe financial position. The Association loan was a \$250,000 loan that is over a 5 year term. This loan was accounted for in the Association budget for 2023/24. No additional charges will be levied against any owners. In addition, once the insurance proceeds are finalized for the fire loss, the loan is planned to be paid off in full. This was a temporary measure to ensure that the Association remained in good financial standing.

The Association would also like to provide an update to the fire loss that occurred in December. Work Completed up to this point:

- All work has been completed in building 10242
- In building 10240 all work has been completed in all units besides units 101, T2, T3, 103, and 203
- Permits have been approved for T3 and 203, awaiting to receive them from the county
- T3 and 103 are fully gutted and ready for rebuild once permits are released
- Units T2 and 101 are pending change order approvals for extra work through homeowners insurance
- Windows and patio doors have been purchased, awaiting delivery date from the manufacturer
- Work Scheduled for This Week (5/1/23) :
- Sending approved permits to sub-contractors so they can pull their permits
- Completion Forecast (target date and potential risks):
- Completion forecast is TBD until we have received all unit permits

The Association will continue to provide owners with updates on the fire as they are received.

Matt Mericle, CMCA , AMS
 CVI
 6300 Woodside Court, Suite 10
 (Doors I and J)
 Columbia, MD 21046
 (301)-596-2600 ext 4230
 (240) 653-5001 (Direct)

COMMUNITY REMINDERS

- **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. **(H-5) No vehicle repairs, including changing oil or antifreeze, are permitted on Pines One 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.**

- **Balconies** – attaching anything to the rails, ceiling, walls etc. including satellite dishes is prohibited; only balcony/patio furniture are allowed on patios & balconies. Plants are acceptable as long as they are well maintained plants and are not attached to the anything on the balcony.
- **Storage rooms** – Do not leave items outside of the storage bins and hazardous materials are prohibited in the storage room and bins.
- **Lock boxes** – Please do not have your realtor or property management agent place lock boxes on the common handrails in the buildings they must be placed on the door.

If you witness someone in violation of the Rules and Regulations of Pines One, please put your complaint/ concern in writing and forward it to Pines One Condominiums, 10210 Prince Pl, #T1, Upper Marlboro MD 20774 or you may email your complaint to pinesonecondominiums@verizon.net. Action cannot be taken on anonymous complaints.

Thank you for your cooperation and have a safe and happy Summer!



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 10210 Prince Place—T1
 Upper Marlboro, MD 20774
 Phone: 301 336-3850
 Fax: 301 350-3888
 E-mail: pinesonecondominiums@verizon.net

SUMMER FUN

Word Search Puzzle



W	A	T	E	R	P	A	R	K	V	A	C	A	T	I	O	N
F	R	I	E	N	D	S	W	S	T	Z	G	H	N	A	I	G
T	S	A	Z	Q	P	A	B	Q	C	N	P	N	M	D	C	S
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BAREFOOT	FISHING	PICNIC
BASEBALL	FLIP FLOPS	POPSICLE
BEACH	FRIENDS	ROAD TRIP
BICYCLE	FRISBEE	SPRINKLERS
CAMPING	GAMES	SUNSHINE
COOKOUT	ICE CREAM	SWIMMING
FAIRGROUND	LEMONADE	VACATION
FIREWORKS	OUTDOORS	WATER PARK

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