

Condominium No. One of the Pines, Inc.

10210 Prince Place T-1, Upper Marlboro, MD 20774 * Telephone 301 336-3850

BOARD MEETING UPDATE

TO: ALL PINES ONE RESIDENTS
FROM: CVI
DATE: March 11, 2025

Several items came up at the Board Meeting on March 4, 2025, that the Directors want to communicate to you.

Open Budget Meeting: After hearing comments from the homeowners that attended the meeting, the board approved the 2025/2026 budget during the executive session, with no increase to assessment fees.

Payment Coupons for 2025/2026: Coupons are being prepared and will be mailed mid-April, along with payment option information.

New Tow Company: The board approved Pro2Tow, LLC effective April 1, 2025. Look for an email and bulletin board notice with detailed information later this month.

Insurance coverage you need as the owner of a condominium unit: Each owner should carry a personal insurance policy (HO6) on their unit. It needs to cover your personal property (clothing, furniture, improvements you made to your unit, etc.) It should provide you with additional living expenses in case you can no longer occupy your unit. Another coverage on a condominium homeowner policy will be liability. As the owner of a condominium unit, you are liable for \$10,000 of damages caused to other units or common area for any problem (leak, fire, etc.) that originates from your home. Please talk to your insurance agent to be sure your policy is endorsed for this coverage.

Need a copy of the Master Insurance Policy? The agent for Pines One is HMS Insurance Associates. If you need a Certificate of Insurance for your mortgage company, please contact Michael Morrison at 410-337-9755 or email Michael.Morrison@marshmma.com

Caliber Portal: Homeowner service requests can be placed through the Caliber Portal. In the portal you are able to view, upload and print community documents; view your account history; view your violation history; submit maintenance service requests and click on link to make HOA payments.

You can access the site by going to the following URL:

https://frontsteps.cloud/CaliberWeb2_CondominiumVenture

Below are the steps to register:

- Click on the link above.
- Select the "Register for a login" link.
- Enter your account number and email address.
- If you are one of multiple owners associated with the provided account number for the Condominium, you are required to select your name from the list provided.
- You will be sent an email with a link to complete your new account process.

- The email link will allow you to create a username and password (usernames must be unique).
- Once saved, you will be able to login into the web portal.
- Email portalsupport@cviinc.com if you have questions regarding registering.

Next Board Meeting: Tuesday, April 1, 2025, via Zoom at 7:00 p.m.

A printed copy of this notice is available at the on-site office Monday – Friday.
This information is also available on the Pines One website www.pines1.com