



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: July 8, 2025

Several items came up at the Board Meeting on July 1, 2025, that the Directors want to communicate to you.

Organizational Meeting: The Board held their organizational meeting to elect officers. Your 2025-2026 Board of Directors are:

Darryl Anderson, President

Joyce White, Vice President

Cheri Osborne, Treasurer

Kimkia Hunter, Secretary

Hazel M.S. Anderson, Director

Michelle Stevenson, Director

Robert McCeney, Director

Coming Soon: Preventive Maintenance & Landscaping Projects: Look out for notices that will be sent to the community email list and posted to building bulletin boards regarding:

- Tree Trimming
- Fence Line Pruning
- Strip & Wax hallway floors
- Dryer Vent Exhaust Cleaning
- New Community Door Paint Colors
- Parking Lot Re-Paving

National Night Out (NNO): The 42nd Anniversary Celebration is **Tuesday, August 5, 2025, 6:30pm-8:30pm**. NNO events are a national community-building campaign that promotes police/community partnerships. Our local event is taking place at the **Marlborough Village Shopping Center in Upper Marlboro on Tuesday, August 5th** and provides a great opportunity to bring police and neighbors together under positive circumstances!



Caliber Portal: Owner's 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 the 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.

National Weather Service – Heat Safety Tips:

<https://www.weather.gov/media/owlie/HeatSafety-OnePager-11-29-2018.pdf>

- Drink a lot of water and avoid caffeinated and alcoholic beverages during extreme heat
- Take frequent breaks and rest in cool, shady areas
- Close the shades on windows that receive sun during the day
- Wear loose clothing and sunscreen
- Take cold showers to lower your body temperature
- Don't leave kids or pets alone in cars. To report animal neglect or cruelty, call **301-780-7200** and select "0" after the emergency message.
- Take your pet and/or service animal out in the morning or evening when temperatures are cooler
- Keep your emergency kit available in an easy-to-reach location in case of an emergency. <https://www.ready.gov/kit>

Next Meeting: Tuesday, August 5, 2025, via Zoom at 7:00 p.m.

Please call the office at 301 336-3850 for a printed copy of this update.

This information is also available on the Pines One website.

www.pines1.com