

From: [Gloria Rice](#)
To: [PINES I CONDOMINIUM](#)
Subject: Email Alert from Condominium No. One of the Pines - March 2026 Board Meeting Update
Date: Thursday, March 5, 2026 10:16:58 AM
Attachments: [image1_1.png](#)



Condominium No. One of the Pines, Inc.

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BOARD MEETING UPDATE

TO: ALL PINES ONE RESIDENTS
FROM: CVI
DATE: March 5, 2026

Several items came up at the Board Meeting on March 3, 2026, 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 2026/2027 budget, effective May 1, 2026. There will be no increase in assessment fees.

PAYMENT COUPONS FOR 2026/2027: Coupons are being prepared and will be mailed mid-April, along with payment option information.

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 POLICY? The association's agent is HMS Insurance Associates, Inc. and the agent can be reached at 1-800-356-6563 to discuss the master policy or individual insurance. If information is

needed for mortgage loans send request via fax to Michael Morrison at 443-632-3481 or email Michael.Morrison@marshmma.com.

FEBRUARY 2026 STORAGE ROOM INSPECTIONS: Thank you to the majority of our community who continue to cooperate with HOA regulations & the Maryland Fire Code that help keep our property safe, organized, and pleasant for everyone. There were a few buildings however that had items placed outside of the designated storage bins. This is a property violation. The buildings were **10204, 10214, 10216, 10218, 10226 and 10230**. Some of the items identified include a cat cage, a box of flooring, a deep freezer, and a bed frame. These items must be removed and properly disposed of or stored within your bin **by March 19, 2026**. Items remaining outside of bins after March 19, 2026, will be discarded in order to bring the area back into compliance. We appreciate everyone's continued cooperation in maintaining the standards of our community. **Remember, absolutely nothing can be kept, or stored outside of storage bins. The aisles must be open and free of items at all times for fire safety.**

DUMPSTER WEEKEND! The Board of Directors is sponsoring another dumpster weekend for the convenience of all Pines One residents. **Dumpsters will be placed Saturday and Sunday April 25th and 26th and will be removed Monday, April 27th**. This will be a good time to clean your patio/balcony of any items that are not allowed in preparation for patio/balcony inspections.

The dumpsters will be placed at these two locations:

1. Near the access path to the Pool House
2. Next to the Shed

Only acceptable materials are to be placed into the dumpsters. These acceptable bulk materials include sofas, dressers, tables, bookcases, entertainment centers, desks, fans, vacuums, chairs, doors, cabinets, smaller household items, mattresses and box springs (must be covered in protective encasements) and grills.

Unacceptable materials include: refrigerators, air conditioners, washing machines, dryers, hot water heaters, tree stumps and trunks, yard waste, lawn mowers, auto parts, tires, construction materials, carpeting, sheds, fences, hazardous waste, household trash, glass and mirrors, and other wood waste/debris.

Place items INSIDE the dumpster. Materials will not be picked up if placed around the containers.

CALIBER PORTAL: Owner service requests can be placed through the Caliber Portal. In the portal homeowners 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 7, 2026, 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