

MARYLAND FARMS

CSA NEWS LETTER

11386 Cherry Hill Rd
Beltsville, MD 20705
301-937-8167

February 2023 (Spring)



THINKING ABOUT OUR OWN

As many people have noticed, Andrea Bateman has not been onsite for several months. Ms. Bateman had to undergo emergency surgery and is recovering well. We expect her to take another month or two to regain her strength. Ms. Naomi Leonso has graciously stepped up to fill in to ensure that the day to day operations run smoothly. Additionally, Mr. Rudolph, the cleaning contractor, has been in the hospital. We wish Ms. Bateman and Mr. Rudolph a safe and speedy recovery, and keep them in our thoughts and prayers.

THANK YOU TO OUR STAFF

Office Staff:

Vicky Ramos
Andrea Bateman
Naomy Leonso
Rosa Degoy
Ron Levergood (Inspections)

Maintenance Staff:

Francis Montano
Alex Mendez
Martin Benitez
Guillermo Maravilla

2023 ASSESSMENT / COUPONS

The Board approved the 2023 budget with a 6% increase. If your assessments are paid automatically via Truist, you will not receive a coupon book. Otherwise you should have received the one. If you did not, please contact Metropolis at Ben@MyMetropolis.net

Here is the breakdown by unit type for the 2023 assessments:

Unit Style 2022 Assessment 2023 Assessment **6% increase**

EFF	\$289.00	\$305.00
1 BR – Spec	\$325.00	\$343.00
1 BR	\$357.00	\$377.00
1 BR with Den	\$426.00	\$450.00
2 BR	\$439.00	\$464.00
2 BR with Den	\$482.00	\$510.00
3 BR	\$494.00	\$522.00
3 BR with Den	\$541.00	\$572.00

REMINDERS



PARKING CONCERNS

As everyone who parks on the property is aware, spare spaces in the evening are becoming more and more scarce. Currently, if every home had two (2) vehicles parking onsite, there would not be enough spaces for everyone! A few reminders:

- All vehicles need to be registered with the Site Office and display a current hangtag.
- Reserve Spaces are for the use of that unit specifically. Any owner may have a vehicle removed from their space by either calling the tow company, or contacting the Site Office. Junk or inoperable vehicles may be towed without prior warning.

While the Board is working on more ways to increase the number of spaces, we ask owners and residents to be patient and to ensure that everyone is following the rules.

TRASH, TRASH, & MORE TRASH

One of the most common topics that comes up within a Condominium is trash. In Maryland Farm, the trash huts help keep the trash in a singular space. Due to the amount of residents, the trash is picked up three (3) times a week to help keep it from piling up. However, there is still the ever present issue of people putting bulk items in the 'L' area. There will be fines if the Association has to move your items so please, if you have a bulky item, dispose of it on your own or via a contractor. If you have a mattress you would like to get rid of, the Association can help you with that: just reach out to the Onsite Office. There is a charge of \$50 per mattress.

H0-6 REMINDER

If you have paid for any betterments or upgrades to your home, please ensure that your H0-6 insurance has it covered. If there is an insurance claim, and the Association has to affect repairs, Maryland Farms will return a unit to builder grade. If there is a claim, the causal unit will be billed up to \$10,000, per the Maryland Condominium Act.

AROUND YOUR HOME

As the weather is slowly turning warmer, a few reminders!

- To ensure the longevity of your HVAC System, it is good to have a certified technician preform regular maintenance – once when it goes from heating to cooling, and then again when it switches from cooling to heating. This not only will ensure your system last longer, but by keeping the filter clean/replacing it, you ensure you have better air quality within your home
- Make sure that your windows are sealing correctly – a draft can cost comfort and climate control.
- To avoid unwanted visitors, make sure that all holes around your pipes are sealed. While the Association has a contract to do roach extermination within the units once 10 units contact the office, all internal issues with mice or the like are homeowner responsibility.

IMPORTANT

BOARD MEETING INFO

Our board members would love for you to assist in our meetings.

JOIN US!

MEETING ID: 427 167 0186

PW: 291156

DIAL IN NUMBER: 301-715-8592

WHAT AM I RESPONSIBLE FOR?

With a condominium, it can sometimes be difficult to know what the Association is responsible for versus a homeowner. A good rule of thumb, if you don't want to pour through the By-Laws, is that any items/pipe/wire that only provides a service, or services your home is yours. This includes of course all of the plumbing fixtures such as sinks, tubs, toilets, the kitchen appliances, outlets, your windows and your doors. If something would break, overflow, or cause damage to the common elements or another unit, you would be responsible to repair that as well. This is why ensuring everything within your unit is in good working order helps all of us out!

SAVE PAPER AND JOIN OUR EMAIL LIST !

Maryland Farms does have an email list for notifications! If you wish to join it, please send an email to

Service@MarylandFarms.org

We also have a website -
MarylandFarms.org!

IMPORTANT CONTACT INFO

- Police: 911
Non-Emergency:
Prince George's County: 301.352.1200
Montgomery County: 301.279.8000
- Metropolis: 301.779.1800
Email: Ben@mymetropolis.net
Metropolis On-Call Emergency Team:
1.877.881.0642
- Potomac Electric Power Co. (Pepco):
202.833.7500 (When reporting a power outage, use account address
11386 Cherry Hill RD)
- Washington Gas Co.: 703.750.1000
- Animal Control
Prince George's County: 301.780.7200
Montgomery County: 301.773.5900
- MD Farms
Office: 301.937.8167
Email: service@marylandfarms.org
Website: www.marylandfarms.org

WELCOME SPRING

Hello Everyone!

April showers bring May flowers. There are a couple of months remaining from late summer and winter. Time to prepare your small garden and plants for the new season to come. Pick up trash, wear gloves, always.

The earth will help you. Look around, see the plants returning from there winter sleep.

Review your savings for garden purchases depending upon community health. Let's proceed with spring walk.

Stay tuned. See you on the grounds.

Mary Washington
Beautification Chairperson

Quote: When I look into he future, it's so bright it burns my eyes. -Oprah Winfrey

Ref, Simple Abundance Arthur Sarah Brathnach

