



Maryland Farms CSA

11386 Cherry Hill Rd.

Beltsville, MD 20705

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2022 Fall Edition



As the Seasons Turn

With the closing of the pool and the smell of apple cider and pumpkin spice on the air, turn of the seasons is inevitably upon us. As children head back to school, we just wanted to put forth a few reminders for everyone:

www.marylandfarms.org

Board of Directors

President

Ovrang "Ed" Sohrabi

Vice President

Irfan Khan

Treasurer

Aboubacar Barry

Secretary

Richard Majewski

Directors

Stacie Haltziyannis

Roger McCrady

Melanie Santos

Email Address:

board@marylandfarms.org

Website:

www.marylandfarms.org

Traducción al español está disponible en la Oficina de Administración

- Make sure to schedule your HVAC maintenance sooner rather than later. Many companies are still having labor shortages
- For parents with children waiting for the bus, please make sure that they don't leave trash on the ground
- If you have weather sealing around your doors or windows, now is a good time to check that it is still holding well
- For general maintenance, check that the caulk around your tub is still in good shape. This is a simple fix that can stop a leak before it happens



Projects, Projects, Projects!

The roof project moves ever forward – and considering the ever higher cost of materials, a good thing at that! There are (as of the writing of this newsletter) 9 roofs remaining – it looks like everything may be done by the end of 2022. By completing this project, the Association should not have to worry about replacing the roofs for at least forty years (or until 2062!)

In the vein of continuing to make the community better, several homeowners have voiced concerns of getting positive lead tests due to the exterior of the building. The Board agreed to have the exterior portions of the building painted to ensure the safety of all the residents, as well as helping make the buildings look refreshed to match the

new roofs. There are approximately 26 buildings remaining.

After this, the Board will turn its sights on the concrete throughout the property to ensure the sidewalks are smooth and trip hazard free.

Latest Resolution (Phase Boards)

As you may know, at the 2022 Annual Meeting, many homeowners joined the Phase Boards (I, II and M). While the Board Members for the Community Service Association, the ‘master’ Association, will still govern and make decisions for Maryland Farms, we would like to welcome all those who were elected. The reason for the resolution which was mailed to all owners was to ensure that the duties for each Board were made clear and to ensure that the Board Meetings, which can already run long, remain as streamlined as possible. If there are any questions, please feel free to reach out to us.

Board Meetings

The dates for upcoming Board meetings for the rest of 2022 are:

- **September 27 (will include discussion of the 2023 budget)**
- **October 25**

Helping Hands

While it is easy to get overwhelmed by all the negativity in the news, there are certainly highlights that can be found. While we cannot always mention it, Maryland Farms recently received commendations from Prince George's Police Department for providing as much aid as the Site Office has over the past years. While

there are still unfortunately tragedies which can occur, no matter how vigilant people are, by coming together as a community Maryland Farms will continue to grow and become stronger.

If you see something that seems suspicious, please do not hesitate to contact 911. Be sure that you provide the address, as Maryland Farms does have both a Prince George's County section and a Montgomery County section, so specifics are needed.



Limited/Common Elements versus Homeowner Responsibility

No matter how hard we try, there will come a time when something breaks – the question is, who is responsible when it comes to a Condominium. The simple rule of thumb is that if something (a wire, pipe, tube, appliance, et al) only serves one home, then they are responsible for maintaining and repairing said item, as well as any subsequent damages it may have caused (such as a broken pipe leaking water). If a pipe serves more than one unit (such as the larger pipes which bring water up through the building), then that pipe would be the Association's responsibility to repair, and any damages would be fixed by Maryland Farms. Sometimes it can be hard to be certain, as pipes branch off and disappear behind drywall. If you are ever unsure, please contact the Site Office immediately. Any pipe, electrical, or other repairs within your own

home should be done by a licensed and bonded contractor – this will not only protect you, but all of your neighbors should something go awry.

When it comes to the exterior of the building, this is the responsibility of the Association. The windows and doors fall to homeowners, so if you are looking to upgrade your windows or sliding glass door, please remember that any change to the look of the building have to be approved by the Board.

Beautification Committee's Corner

HELLO EVERYONE!

The Summer season has ended, now we have the time to prepare our garden areas during fall and winter for a late Spring walk. The Community will be advised of the walk date and location. Please guard your pets. See you on the grounds.

**Song: Shower the people you know with love.
James Taylor and Carol King**

**Mary Washington
Beautification Chairperson**



Most Recorded Free Throws

FYI -- Most recorded free throws in a row on the MD Farms basketball court: Four (4) by Richard Majewski September 16, 2022. Any challengers?

Email Blast List!

If you would like to get information emailed to you and haven't joined the email blast list, please email the Site Office with your name, address, and preferred email address. Email address for MD Farms: service@marylandfarms.org or go to <https://mdfarms.website/emailblasts/>

