



Maryland Farms CSA

11386 Cherry Hill Rd.

Beltsville, MD 20705

301-937-8167

Winter Edition



Official MDF Email Notifications

Sign up to receive official email notifications from Maryland Farms. They will include pertinent information such as holiday office closures, proposed water shut-offs in your building, meetings or other event dates, etc. Other recipients WILL NOT be able to see your email address or contact you directly. Responses to these emails should be sent to service@marylandfarms.org.

www.marylandfarms.org

Board of Directors

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Ovrang "Ed" Sohrabi

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Directors

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Melanie Santos

Email Address:

board@marylandfarms.org

Website:

www.marylandfarms.org

Traducción al español está disponible en la Oficina de Administración

To sign up to receive email notifications go to:
<https://mdfarms.website/emailblasts/>
or contact the office:
301-937-8167
service@marylandfarms.org
Provide your building and unit numbers and indicate if you are an owner or tenant.

Splish Splash – the Pool will be opened at last!

While several months early, we are happy to announce that the Board has signed an agreement with a new pool company, Aquasafe, to open the pool in 2022! Barring changes in mandates, homeowners and residents will be allowed to use the pool start from **May 28 through September 5**. At this time, social distancing while on the pool deck will still be required, however look for updated posted rules around the pool. More information will be coming out closer to opening day, but we wanted everyone to be aware!

Man's Best Friends

While we may love our four legged friends, there are certain rules and regulations that must be followed while pets are outside the homes. Recently, the Office has received reports of dogs being allowed to roam without a leash in the common areas. It is both a Maryland Farms Rule and a Prince George's County rule that dogs must be on a leash anytime they are out in common spaces – this includes the hallways of each building, the laundry rooms, or anything that is not the interior of a unit. Dogs are also not allowed to disturb neighbors – ceaseless barking is not permitted.

So, we ask that everyone please follow the pet rules to ensure the safety for everyone in Maryland Farms.



HVAC MAINTENANCE

As a friendly reminder, it is recommended that your HVAC is serviced twice a year by a licensed professional. This will help ensure the longevity of your unit, as well as the quality of the air. A good company checks the filters, pipes, control boards, Freon levels and many other small aspects that will ensure you are warm in the winter and cool in the summer.

H0-6 INSURANCE

As many people seem to be doing upgrades to their homes during the past few years, we want to remind everyone to ensure they have the proper coverage for any upgrades. If there is damage to a home due to a common element, or

an insurable claim, Maryland Farms will replace what was originally in the unit – our insurance does not cover betterments. So please make sure you speak to your Insurance Agent and ensure your betterments, and therefore your house, is fully and properly covered!

RODENTS

The worst guests are uninvited guests. While the Association constantly monitors the bait traps set in the common areas of the buildings, there are some simple steps to take for the inside of your homes.

Check for any holes around the pipes going to your sink, faucet and stove. Mice can squeeze through small areas, so make sure these are patched and secured.

Make sure there isn't food being left out. Pests will search out easy food.

ROOFS

Everyone has noticed the new red roofs being put up in Phase M of the Association. Soon, they will move into Phase I and II (the Prince George's County side) of Maryland Farms. Notices will be posted in individual buildings to give homeowners notice – so keep an eye out for when your building will be next! We would like to thank the positive suggestions that we received, such as the snow guards, which have been installed and will continue to be installed to ensure the safety of all homeowners.



HELLO EVERYONE!

Around the corner

Winds, rain, cold, dark. Next day some sun, low breeze; the color green begins to show wherever flowers of any kind grow. The sun is out early; days are longer. Daffodils, mums, hyacinths peek out around the corner in full bloom welcoming a new season -- Spring

See you on the grounds.

Mary Washington

Beautification Committee Chairperson

QUOTE: "Work is love made visible."

Kahlil Gibran

Reference: Simple Abundance

Sarah B. Breathnach

The following article appeared in the Beltsville News: January 2022

An uncomplimentary article about Maryland Farms Condominiums (MF) recently appeared in the Beltsville News. This is my response to the article.

Mr. Ed Sohrabi has been the President, Board of Directors for MF, for 7 years. Among the first projects he did was to repair the MF sign at the entrance, which had been vandalized. The Board had gotten an estimate of \$3200 to replace the sign. They were not happy and requested a second estimate. Then the Board changed; Ed Sohrabi became President. He personally took on the "sign" project – measured and cut the lettering and made the sign look like new.

Asbestos was detected in a building railing. Ed Sohrabi had all railings pressure cleaned at a high pressure and then had the railings painted. The railings were tested and found free of asbestos.

The building interior stairs were in bad shape. Ed Sohrabi had the stairs reinforced with steel and welded.

The interior stairwells were carpeted and look brand new.

A secure entry door system was installed. Back doors were secured. The call box at the door entry connects to each unit. So, guest and

unit owners can enter the building safe and securely.

An extensive camera system was installed. Cameras were installed in the forty-five (45) buildings and throughout the entire property. The cameras have been helpful in reducing vandalism and crime.

New gutters, down spouts and fascia boards have been installed.

The entire parking lot has been repaved with asphalt.

New roofing is being installed on all buildings. This may take a year or more to complete.

We have a good management company and staff.

Ed Sohrabi does not take full credit for these improvements. He will say: "The Board did this and that."

Ed Sohrabi is a builder by trade and knows MF inside and out.

These improvements have cost MF a great deal of money. It should be noted when Ed Sohrabi became President there was \$1,200,00 in reserves. Reserves rose to \$4,000,000 and most remains.

Instead of criticizing Ed Sohrabi and the Board of Directors, we should be appreciative and thankful.

Dave Hogan

A Past President of Eight Years