

## **Board of Directors**

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## **Chairpersons**

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**Social Committee:**

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&  
Carol Ulrick  
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**Pet Committee:**

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**Architectural Committee:**

Mary Jane Alioto  
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## **Metropolitan Management Group LLC**

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# **Eden Brook Communicator**

## **November 2023**



[www.edenbrookcondominiums.com](http://www.edenbrookcondominiums.com)

### **Clubhouse Office Hours**

**Open First Friday of the month with  
management on site 10am-12 pm**  
The Clubhouse and Gym are open daily  
from 5 am – 11 pm

### **NEXT MEETING:**

**2024 Meeting Schedule coming out  
soon...**

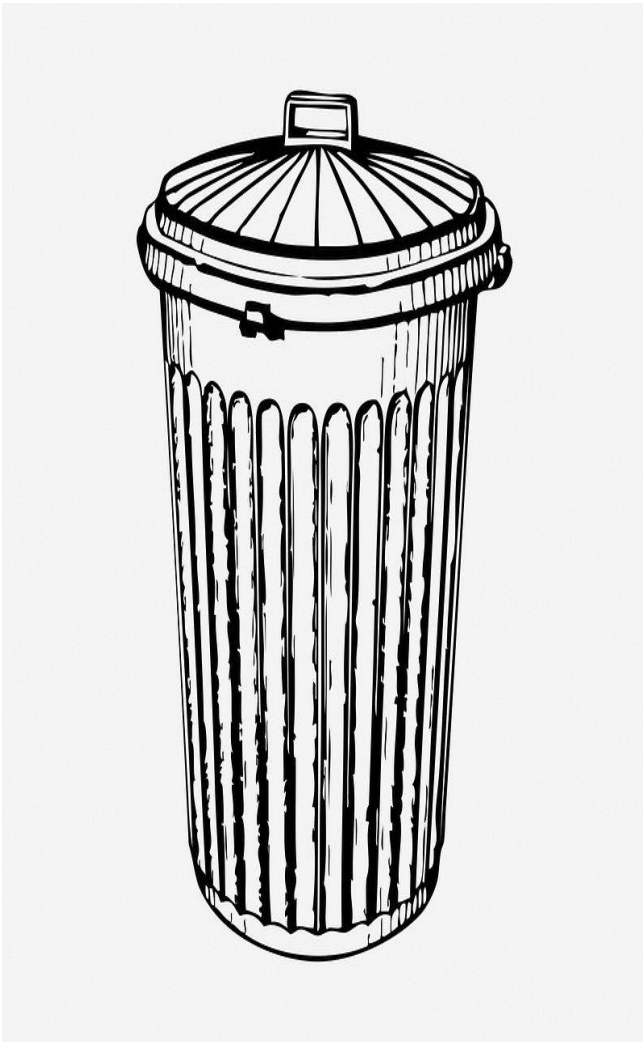
**Management is in office each first  
Friday to assist with owner account  
questions, parking stickers, key fobs  
and overall questions we look  
forward to seeing you in December.**

The board of directors wants to wish all of our community members a safe and Happy Thanksgiving. We hope you enjoy your Holiday and spend time with family and friends. Thank you all for all of your support.



We're busy getting the buildings ready for Holiday guests. We are still working on grout cleaning touch-ups in some heavily soiled buildings. We hope the recent globe cleaning and light refresh makes your building shine!

## TRASH REMINDERS



Large bulky items such as furniture, mattresses, construction materials **ARE NOT PERMITTED IN THE DUMPSTERS OR DUMPSTER AREAS.** The association has to pay separately to have bulk items removed. Please remember this and tell any contractors or vendors working in your unit of this rule.

Bulk items can be taken to the nearby dump-

389 Burns Crossing Rd  
Severn MD

410-222-6108.

They have recently updated their drop off and it is extremely easy to get in and out.

In connection with the recent discussions about rising insurance costs due to claims etc. We are including the below list to assist owners in remembering important preventative maintenance items that should be completed **INSIDE** your owner unit. Owners are required to utilize licensed and insured vendors for their repairs. Checking local sites such as thumbtack.com or Angi can help you locate a vendor.

## **BASIC HOMEOWNER/UNIT OWNER MAINTENANCE CHECKLIST**

### **Monthly**

- Inspect HVAC filters and replace if necessary. Most filters will need replacement every six months.
- Clean range hood and filters.

### **Quarterly**

- Test smoke and carbon monoxide detectors.

### **Semiannually**

- Test hot water heater relief valve.
- Replace batteries in smoke detectors.
- Vacuum coils on refrigerator.
- Clean coils on HVAC units.

### **Annually**

- Have the HVAC system inspected, serviced and tested by an outside contractor.
  - Inspect grout in kitchens and bathrooms and replace as needed to avoid future water damage.
  - Inspect plumbing system (under sinks, dishwasher hoses etc) for leaks, scale and corrosion. Repair as needed.
  - Check or have a plumber check your refrigerator ice machine line
  - Inspect washing machine water hoses and valves. Replace if cracks, bulges or other defects are found.
  - Flush hot water heater to minimize potential for scale that shortens service life.
  - Test ground fault circuit interruption outlets/breakers by pushing test and reset button. Replace if malfunction is found.
-

## 2024 Budget Approval and Information on January Condominium Dues



***Thank you to all of the owners who participated in the recent Budget Meeting and Special Assessment vote.*** As reflected in the approved budget, your regular monthly assessment for the 2024 fiscal year will be \$375.00. In addition, the community voted to approve a one time special assessment of \$368.40 for each unit. This amount can be paid either all at one time OR can be split out over twelve months of payments over the course of 2024. ***If you choose to split the special assessment payment out over the course of the year, your new monthly payment amount will be \$405.70.*** Owners will be receiving coupon booklets in the coming weeks for the 2024 year. ALL COUPONS will reflect the assessment broken out into 12 equal installments, regardless of how you decide to make your assessment payment. All owners will receive coupon booklets for reference, even those currently using an automatic payment method.

If you are mailing in a physical check to the lockbox, and do not receive your coupon booklet prior to mailing your payment, please be sure to include your account number and association ID on the bottom of your check for reference. Your account number and association ID can be found in your *current* coupon booklets for reference.

If you are using your own bill pay service with your bank, you will need to update your payment amount to reflect the new monthly payment of \$405.70 beginning with your January 2024 payment.

*Important information/reminder for those signed up through First Citizens Bank Association Banking Auto Pay: If you are using the First Citizens Payment Portal (Property Pay) and have a payment schedule already established which automatically pays your fees through this portal, our office will be able to automatically update your new payment amount directly and the new amount will automatically change as of January 2024. This only applies to registered Property Pay owners, you must contact your own bank if you utilize their services for bill pay. Please note that neither First Citizens Bank or Metropolitan have the authority to access or ability to change or delete any other information, or shut down your account, on your behalf- we are simply able to update the recurring monthly payment amount if you have a payment schedule. Any other changes to the bank account information that is included will have to be completed by each owner by visiting their portal at <https://propertypay.firstcitizens.com/>*

Should you have any questions on the enclosed information, please feel free to contact our offices.

# What's Been Happening...

**COMING SOON**

- DRYER VENT CLEANING (DECEMBER 2023)
- EMERGENCY CONTACT AND GENERAL CONTACT UPDATES INCLUDING 55+ AGE VERIFICATIONS (AFTER 1ST OF THE YEAR)
- CARPET CLEANING ALL BUILDINGS (NOVEMBER)
- ANNUAL FIRE SYSTEM AND EMERGENCY SYSTEM INSPECTIONS

See something you like in the communicator and want to see more of it or want to see something new? Any new ideas are welcomed! Please contact us at [info@metropolitanmgmt.com](mailto:info@metropolitanmgmt.com) with suggestions.



Only community items are permissible on the inside bulletin boards. The minimal cost of the advertising space in our newsletter does help offset copy and production costs.

Please encourage any local businesses to advertise!

The Eden Brook Condominium Newsletter offers advertising spaces. A business card sized ad is \$10, half page ad \$20, and a full-page ad is \$35 (per edition). Our communicator is circulated monthly to over 225 residents. The advertisement revenue assists us in offsetting the cost of publication. We encourage all residents to do their due diligence in researching any firm or service advertised. Reference to any specific commercial product, process, or service, or the use of any trade, firm or corporation name is for information purposes only and does not constitute endorsement, recommendation, or favoring by the Eden Brook Board or Metropolitan Management Group. **For more information on how to advertise, contact Metropolitan Management Group 410-508-3819 [info@metropolitanmgmt.com](mailto:info@metropolitanmgmt.com)**





## FUN THANKSGIVING FACTS FUN AND GAMES

**Thanksgiving used to look like Halloween...**At the turn of the 20th century, Thanksgiving was kind of creepy. Children and adults would dress up in masks and host costume crawls in cities like New York, Los Angeles and Chicago. The tradition of children dressing up as poor people in New York became so popular that Thanksgiving was nicknamed "Ragamuffin Day."

**The author of Mary Had a Little Lamb was responsible for Thanksgiving becoming a National Holiday...**The Continental Congress declared the first Thanksgiving in 1777, but the custom fell out of use around 1815. It wasn't until Sarah Josepha Hale, best known for writing "Mary Had a Little Lamb," petitioned several presidents to make it a national holiday that it actually became one. She finally succeeded in 1863 when President Lincoln issued a proclamation. However, Thanksgiving didn't officially have the set date as the fourth Thursday in November until 1941.

**Up until 1932, balloons from the New York parade were released into the sky when the festivities were over...** Macy's offered a \$50 reward for those who found a deflated balloon and returned it. Unfortunately, it was a horrible idea because the giant balloons would burst after clearing the skyline. Science!

### Gratitude game

*Take turns rolling the dice and share something about yourself?*

- What person who helped you the most this year
- What is something you are most grateful for today
- What thing are you most grateful for
- What special memory are you grateful for
- What is something you are grateful for this year
- Name anything you are grateful for

# BRAIN TEASERS



KIDPILLAR

??

The more you take, the more you leave behind.  
What are they?

A cartoon illustration of a young boy with brown hair, wearing a red tank top, looking thoughtful with his hand on his chin. Two red question marks are floating above his head.

I am at the center of gravity and you can find me in Venus but not in Earth. Who am I?

Can you guess who is left-handed and why?

Which Photo is the top of this picture?

A photograph of a building facade with a central entrance. To the right of the photo are four circular options labeled A, B, C, and D. Option A is a solid orange circle. Option B is a purple circle with a smaller orange circle inside. Option C is a purple circle with a smaller purple circle inside. Option D is a purple circle with a smaller orange circle inside.

MENTALUP

www.mentalup.co

A cartoon illustration on an orange background showing five numbered professions: 1. A carpenter with a hammer and saw. 2. A sculptor with a chisel and a block of stone. 3. A writer sitting at a desk with a typewriter and a calendar showing the 30th. 4. A photographer with a camera and a tripod. 5. A waiter in a white apron carrying a tray with a glass and a bottle.

MENTALUP

Discover Your Potential!

www.mentalup.co

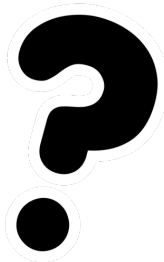
A MAN STANDS ON ONE SIDE OF A RIVER, HIS DOG ON THE OTHER. THE MAN CALLS HIS DOG, WHO IMMEDIATELY CROSSES THE RIVER WITHOUT GETTING WET AND WITHOUT USING A BRIDGE OR A BOAT. HOW DID THE DOG DO IT?

**What has cities, but no houses; forests, but no trees; and water, but no fish?**

# BRAIN TEASERS- ANSWER KEY FROM PRIOR EDITION

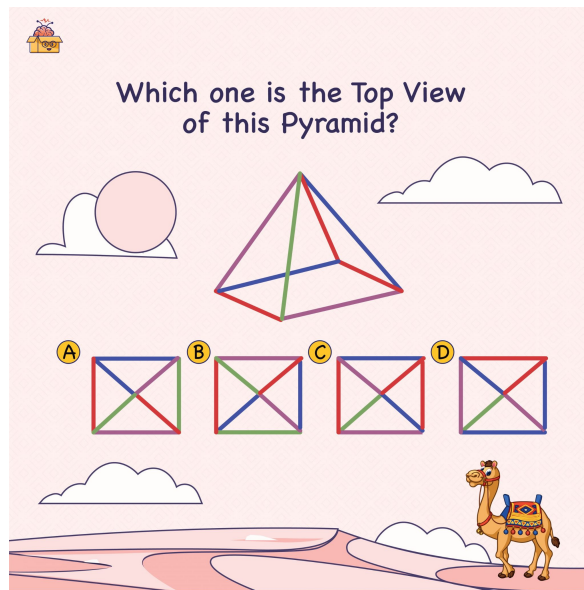
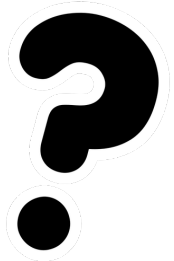
Forrest left home running. He ran a ways and then turned left, ran the same distance and turned left again, ran the same distance and turned left again. When he got home, there were two masked men. Who were they?

**ANSWER: The catcher and the umpire**



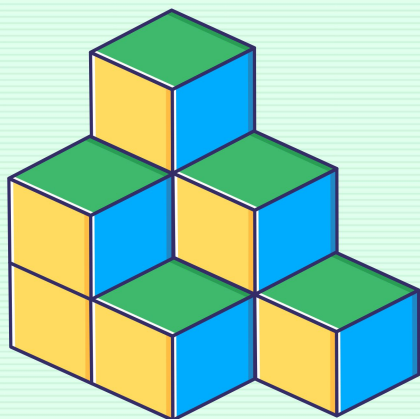
What is always found on the ground but never gets dirty?

**ANSWER- A shadow**



**ANSWER: C**

How many cubes are there?



**Answer:** 9 Did you count the blocks that are hidden behind? The bottom layer has 5 blocks, the second layer has 3 and the top layer has 1 block.

**Brain Teaser 5**

JOB  
POLISH  
HERB

*Answer: They are pronounced differently when the first letter is capitalized.*





# COOKING CORNER

Recipe courtesy of  
<https://www.favfamilyrecipes.com/>

YIELDS:  
6 serving(s)

PREP TIME: 5 Minutes  
COOK TIME: 35 Minutes  
TOTAL TIME: 45 Minutes

## Leftover Thanksgiving Casserole

### Ingredients

- 1 1/2 cups turkey shredded
- 3/4 cup cranberry sauce
- 2 cups mashed potatoes
- 1 cup [corn](#)
- 1 cup turkey gravy
- 2 tablespoons [milk](#)
- 2 cups stuffing
- [chicken broth](#) or melted butter to taste

### DIRECTIONS

1. Preheat oven to 400-degrees. Combine turkey and cranberry sauce and spread evenly on the bottom of an 8×8 glass baking dish.
2. Evenly press on leftover mashed potatoes and sprinkle corn over the top.
3. Mix together milk and leftover gravy and spread evenly over potatoes and corn. Sprinkle on leftover stuffing and lightly drizzle chicken broth over the top (this will keep the stuffing from drying out).
4. Cover with tin foil and bake at 400-degrees for 25-30 minutes or until heated through.

### Variations to this recipe

Feel free to use whatever leftovers you have on hand. It doesn't have to be exactly the same as what is listed here. Some ideas to try:

- Substitute rice for mashed potatoes.
- Substitute peas, carrots, or green beans for corn, or use more than one vegetable depending on what you have on hand.
- Substitute croutons or bread crumbs for the topping if you don't have stuffing leftovers.



Have a good recipe to share? Please send it to us at [info@metropolitanmgmt.com](mailto:info@metropolitanmgmt.com) and we will get it in here for your neighbors... don't forget pictures!