



BLACKSTONE MANAGEMENT



Association Management Services

Building **VALUE** through management excellence.



Get to know us.

Founded in 2007 Blackstone Management, LLC is a full-service real estate Management and Investment firm that operates Residential and Commercial properties as well as Owner Associations in Maryland, Virginia, and Washington, D.C.

Blackstone Management, LLC currently serves numerous customers with all sizes of portfolios and employs award-winning professionals and Maintenance staff.

Our community managers are certified by the Community Association Institute (CAI) along with other professional credentials relating to the property management and asset management industries.



BLACKSTONE
MANAGEMENT



- **EXPERTISE**
- **INNOVATION**
- **RESOURCES**

Blackstone Management has spent over a decade developing proprietary technology to help ensure that your community and condo building are operated not only with professionalism and proficiency but with ease and transparency unparalleled in the industry.

Our tools allow board members and homeowners to collaborate with the management team while providing industry-leading transparency to the community. Blackstone Management helps you streamline community workflows so board members and homeowners can get back to more important things in life.



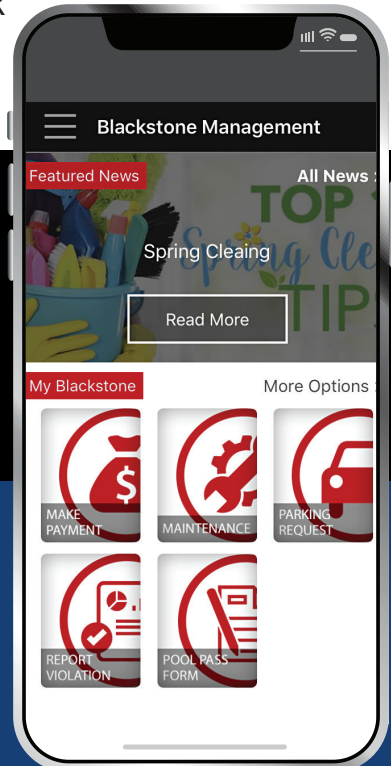
Powered by Technology

FOR OWNERS AND TENANTS

- View account information
- Make payments
- Report a violation
- Request maintenance
- Parking Pass Requests
- HOA Alteration Request
- Board Member Virtual Desk
- Online Voting

MORE FEATURES
ADDED ON A
REGULAR BASIS

THE APP



My Account Edit Info

Current Unit: 11820 St. Linus Drive
Your Current Balance is: **\$635.00**

[Make A Payment](#) [Request Statement](#)

Alerts
No Project Alerts

Events

- 04/20/2022 09:00 AM
Fieldside Neighborhood Community Inspection
Community Inspection
- 07/26/2022 09:00 AM
Fieldside Community Inspection
Community Inspection
- 09/14/2022 09:00 AM
Fieldside Community Inspection
Community Inspection

Actions

- Alterations**
Active Requests: 0 [View](#) [New Request](#)
- Violations**
Active Violations: 0 [View](#)
- Maintenance**
Active Requests: 0 [View](#) [New Request](#)
- Bookings**
Active Bookings: 0 [View](#) [New Request](#)

Document Archive
Fieldside Neighborhood Association, INC

| Folder Name | Action |
|---------------------|-----------------------------|
| Community Finances | Open Folder |
| HOA Meeting Minutes | Open Folder |
| Root Level | Open Folder |

Your Dashboard is uniquely tailored to your community and serves as your hub for information and access.

MY BLACKSTONE

Building VALUE through management excellence

BLACKSTONE MANAGEMENT

Home COVID-19 About Us Services Meetings Contact Us My Blackstone

My Blackstone

- OWNER
- BOARD MEMBER
- REAL ESTATE TITLE AGENT BANK REP
- TENANT
- BOOK AN EVENT
- CLOSE A VIOLATION
- MAKE A PAYMENT
- VENDOR CENTER
- HELP

[Need Help?](#)

BLACKSTONE MANAGEMENT

Welcome JSB

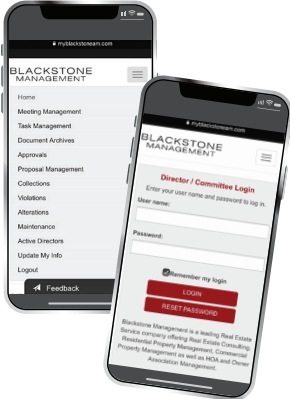
- Home
- Meeting Management
- Task Management
- Tenant Management
- Document Archives
- Approvals
- Proposals
- Violations
- Maintenance

We understand the demands of a busy lifestyle and keeping up with your HOA needs to be as streamlined as possible. Your Homeowner Dashboard links everything you'll need to make payments on time, stay updated and organized.

Common Highlights

- **PAYMENTS:** Your dashboard makes payments quick & easy!
- **DOCUMENTS:** All in one place, access documents for your community
- **ACTIONS:** Check the progress of any outstanding alteration requests, violations, maintenance, pool passes (only if your community has a pool, of course!) and more, depending on the amenities offered.
- **EVENTS:** Listings of scheduled events for your community
- **MESSAGES:** Communicate with your management team in one convenient location. *(Please allow up to one business day for a response.)*

VIRTUAL BOARDMEMBER DESK



With the virtual desk, board members are able to manage meeting dates and agendas, keep track of tasks, and much more! Directors can access Document Archives no matter where they are.

One of the most convenient features of the virtual desk is Approvals. This allows board members to review invoices or bids for the property, make notes and comments, and approve or deny without the need to call a meeting.

Directors can keep track of collections, Architectural requests, maintenance, and a host of additional responsibilities that would normally require a physical meeting in order to access.

Maintenance

Blackstone maintains strong relationships with over 1500 service vendors

plumbers • roofers • electricians • carpenters • landscapers and more!

The large database of trusted professionals also enables Blackstone to negotiate the most fair and competitive rates for these services.

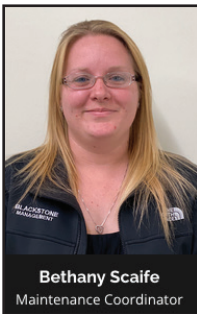


Blackstone Management is staffed with **on-call maintenance teams** and **service vendors** who handle the needs of residents. **Property Managers** coordinate between residents, property owners and service technicians for a smooth resolution of any issues. **Management Agreement Contracts** spell out the details for services covered and fees involved. Refer to our written agreement for information specific to your contract.

Our staffed maintenance team is equipped with tools in the field that provide immediate information through Blackstone's proprietary technology. They have access to photos, notes, vendor information and resident communications right at their finger tips.



YOUR SAFETY AND PEACE OF MIND



Bethany Scaife
Maintenance Coordinator

Blackstone is committed to your safety by providing verification processes when you have a maintenance request. You will receive an email verification when your request is scheduled with the date & time of your appointment, *your technician name*, and a *photo of your technician*.

This extra step ensures that you can verify that the person at your door is truly from Blackstone!

BOARDMEMBER TRAINING & HOMEOWNER SUPPORT



Blackstone Management offers low-cost board member training that allows new or seasoned board members to familiarize themselves with the standards, rules and regulations and fiduciary responsibilities of being a volunteer in their community. Get up to date with the latest laws and governing regulations to help keep you informed.

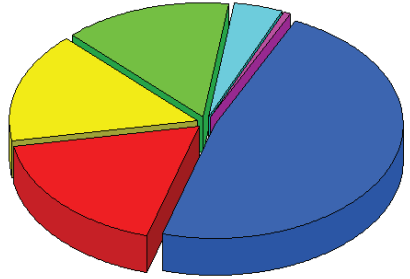
We cover a variety of topics to help board members level up:

- How to Read Your Financial Statements
- Board Training for New Members
- Understanding Your Reserve Fund
- New Legislation Seminars
- Budgeting for Associations

MONTHLY FINANCIAL REPORTS, ACCESS & TRANSPARENCY

No surprises or guess work! Under the care of Blackstone Management, your association will receive comprehensive financial reports every month.

Individual account statements are available for homeowners each month and include all fee and payment history.



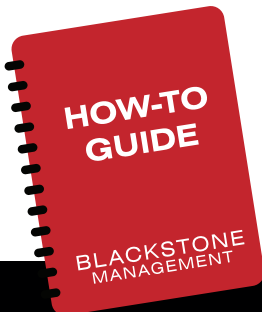
BALANCE SHEET
INCOME/EXPENSE STATEMENT
MONTHLY PROPERTY STATEMENT
BANK STATEMENTS
VENDOR INVOICES
Easy to read charts, graphs & more!

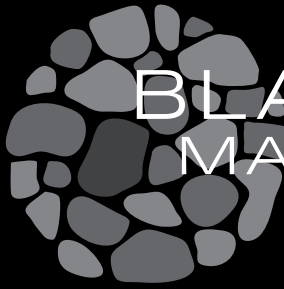
Your Board of Directors are supplied with crucial data they need to make decisions on behalf of the community. Even if you are not involved in HOA leadership, every homeowner is encouraged to attend community meetings, whether in person or virtually wherever you are.

We won't leave you stranded!

There's a Guide for that! No matter what you need to accomplish through Blackstone: a parking permit, pool pass, alteration request or something else, we have step-by-step, easy to understand guides to help you save time.

We are here for you!





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