

WHAT'S INSIDE

President's Report
-Page 1

Landscape Beds
-Page 1

Treasurer's Report
-Page 2

Recreation Report
-Page 2

Reducing Summer
Pests
-Page 2

Calendar
-Page 3

Web Resources
-Page 3

Mews Contacts
-Page 4

Condensed Board
Meeting Minutes
- Pages 5-6

EDITOR:
Tiffany Kudravetz

CONTRIBUTORS:
Tom Corbin
Renee Powlette
Lois Starkey
Lori Stuntz

President's Report

Summer is coming quickly! It is welcome after a seemingly endless winter. Anyone who has walked by the Mews pool will know we have done some updates. We replaced the coping stones around both pools, as well as the tiles beneath them, giving the pool an updated look and ensuring it would pass inspection. Please come to our pool party on Sunday, June 7th between 4 and 7 p.m. We will provide pizza from Fairlington Pizza, as well as soda, water, and chips. It's a great time to catch up with all your Mews neighbors and the pizza is great!

Annual Meeting

It's that time of year again. We ask that all co-owners attend our annual board meeting on June 25th. It's a time for the board to let you know what's going on in your community, as well as a time for you to ask the board questions and see your fellow neighbors who care about the community. We will be reviewing and approving the budget for the next fiscal year and we will explain, as we do every year, how your condo fee money is spent and will be spent in years to come.

Trash, Trash, and More Trash

On any weeknight and on weekends, you can walk around the Mews and see trash bags outside in the evening, on Saturday afternoon, or on Sunday. You may think "I'm just doing it this one time so it doesn't matter," but with 277 units in the Mews, it really does matter. You may think "it's just leaves and twigs so no animals will rip it open," but it still matters because it looks bad to have trash bags lying around all weekend. You may think "if I put it behind a court sign, it doesn't matter," but it does because we can still see it. If we dig through your trash to identify to whom it belongs, and it gets tossed in your back patio, you'll know how it got there. Trash pickup is six days a week. Please keep your trash inside unless it's Monday through Saturday morning.

Poles Installed in Courts

You may have noticed metal poles installed at the edge of the grass in some courts. These poles were installed at the request of residents to keep trucks and cars from driving through the grass and creating muddy driveways.

Barking Dogs

Now that the weather is warmer, please be mindful of your dog disturbing the neighbors. Dogs who bark cannot be left outside on patios. Also, if your dog barks when it sees someone outside, please do not leave your windows open if the dog is left home alone during the day. The board has already received numerous complaints about barking dogs in both of these scenarios. In each case, the owners were not respectful of the request for this behavior to stop. We contacted our attorneys and confirmed that if this behavior continues, we can enforce the bylaw stating that a dog can be removed from an owner in the Mews.

Renee Powlette, Board President
rpowlette@yahoo.com

SAVE THE DATE!

**MEWS ANNUAL MEETING
JUNE 25th, 7 PM
FAIRLINGTON COMMUNITY CENTER
ROOM 118**

Co-owners who are unable to attend are asked to please submit a proxy form ahead of time. Forms were mailed to all co-owners in late-May and are available to download online at www.fairlington.org/mews2015proxyformonline.htm.

Landscape Beds

For those of you who are interested in maintaining your own landscape beds, but have not notified the Landscape Committee, please send an email to loisstarkey@yahoo.com. If you mailed in a Flower Bed Waiver Form last year, you need not send another one; an email will suffice. If you did not send a form last year, please do so this year. The form can be found at <http://www.fairlington.org/2012flowerbedwaiverformonline.pdf>.

Treasurer's Report

In April, the Finance Committee recommended, and the board unanimously approved, a 0.0% increase to your monthly condo assessment. This budget will be presented to all co-owners for voting at the annual meeting in June. Homeowners received all of the details in the late-May mailing for the annual meeting.

Our 2012 Reserve Study shows lower future expenses because the inflation rate is much lower than it was when the last study was done in 2009. Since the money going into reserves is the largest line item in the budget and we don't need to put as much money into reserves, we don't need to raise the condo fees this year. We ended fiscal year 2014 with a surplus of \$8,042 and we are projecting a surplus for 2015 as well. Part of the reason we project a surplus in 2015 is that we are earning more money on our investments than we had included in the budget. This extra investment income is equivalent to 1.4% of condo fees. In addition, the 2016 budget proposal includes funds for a new Reserve Study.

Our Reserve Study allocates funds to replace two roofs each year. We continue to put aside the money and earn interest so

that we will have the required funds when the roofs need replacing. Aside from roofs, the major reserve expenses included in the Reserve Study for 2015 were the fence along King Street, repointing of the walls and masonry, and the activity court surfaces. The fence committee recommended we wait to replace the fence along King Street until we replace all of the privacy fences in 2017. The board decided to delay replacing the activity court surfaces until a later date, as a replacement isn't needed at this time. The board is actively seeking proposals for the repointing work, which will likely be a major project. In addition, we used reserve funds to fix drainage issues between courts 11 and 12 and behind court 15 and court 6. Finally, we replaced the coping stones and skimmers around the pool. This work was included in the Reserve Study in 2016, so we just sped it up by a year.

Lori Stuntz, Board Treasurer
stuntle@gmail.com

Recreation Report

Pool Now Open

After much anticipation, the pool opened for the season on Memorial Day weekend. The transition to our new pool management company went smoothly and we are looking forward to a great summer. Help kick off summer in the Mews at our pool party on Sunday, June 7th, starting at 4 p.m.

Pool rules, hours, and pool pass applications can be found online at www.fairlington.org/MewsRecreationPage.htm. If you have previously received a pool pass, there is a \$5 fee for a replacement pass. A lot of passes printed last summer were never picked up, so be sure to check with the lifeguards if yours is missing.

Magazine Exchange

Are you looking for some fun reading material for the pool or while you enjoy your patio this summer? Do you have a bunch of magazines that you would love to share with others? If you answered yes to either of these questions, the Mews Magazine Exchange is for you! Throughout the summer, there will be a large box at the pool where you can drop off and/or pick up magazines to read. The box will be right outside of the lifeguard office.

If you would like to help plan other activities at the pool or throughout the year, please contact Tiffany Kudravetz at hoomew@gmail.com to join the Recreation Committee.

Reducing Summer Pests

So what does the Swamp Act of 1850 have to do with mosquitoes today? Back then, any swamp was associated with mosquitoes and malaria. States were encouraged to drain swamps and turn them into farm land. Did that solve the mosquito problem? No. The way to solve a mosquito problem is by eliminating their breeding grounds. This has become even more imperative with the introduction of West Nile Virus.

Mosquitoes breed in standing, stagnant water. Here are some tips to decrease the mosquito population that only take about five, count 'em, five minutes a week—maybe even less. Empty water from plant saucers, watering tins (turn them upside down when not in use), kids toys, bird baths, tarps that cover anything, tires, and black corrugated pipes that extend downspouts. There's still more. Gutters not draining? There could be standing water there. Check dripping outdoor faucets and window wells areas, too. Try putting some play sand there to absorb the extra water.

There are also natural plant inhibitors that work. Citronella is a perennial grass used in citronella patio candles. Basil, lemon balm, peppermint, and rosemary also work well. Marigolds are always good, but remember to get the French varieties with the strongest aromas.

For more information, visit <http://health.arlingtonva.us/environmental-health/mosquito-information-center/>.

Neighborly Reminders



RECYCLING

On Tuesday evening or Wednesday morning, residents may place the following items in the special recycling bins left at each court:

- Aluminum and other metal cans
- Glass bottles and jars
- Plastic containers

These items should be rinsed prior to being placed in the bins. No bags (plastic or paper) should be placed in the bins.

Mixed paper and cardboard can also be recycled. Mixed paper should be placed in a paper bag or tied with twine. Cardboard boxes must be broken down and flattened. These items should be left next to the bins.



TRASH COLLECTION

- Trash collected six days a week, Monday through Saturday.
- Please put out trash by 8 a.m., but not the night before.
- Large items are collected on the first Saturday of each month.



PARKING RULES

- Each unit is assigned one parking space.
- Park only in your designated space or your vehicle may be towed.
- Visitors must park on the street unless using a specially designated visitor parking space.
- Use the posted telephone numbers to request towing or should your vehicle be towed.

PETS



- Cats must not be allowed to roam freely.
- All dogs must be leashed pursuant to Arlington County law.
- **Owners must clean up after their dogs.**
- No pets are allowed on the tennis courts at any time.
- Keep pets away from flowerbeds and border plantings.
- Do not allow dogs to bark excessively or leave barking dogs unattended on your patio.

CALENDAR

June 6: Large Trash Items Pickup

June 7: Mews Pool Party @ 4pm

June 25: Annual Meeting @ 7pm, Fairlington Community Center

July 4: Large Trash Items Pickup

July 23: Board of Directors Meeting @ 7pm, Fairlington Community Center

August 1: Large Trash Items Pickup

August 27: Board of Directors Meeting @ 7pm, Fairlington Community Center

September 5: Large Trash Items Pickup

September 13: Pool Closes

September 24: Board of Directors Meeting @ 7pm, Fairlington Community Center

** Dates subject to change based on meeting room availability at FCC*

WEBSITE RESOURCES

Mews Facebook Page

www.facebook.com/FairlingtonMews

Mews Handbook

www.fairlington.org/MewsHandbook2014.htm

Board Minutes/Newsletters

www.fairlington.org/mewsindex.htm

Mews Recycling Guidelines

www.fairlington.org/mewsrecycling.htm

Emergency Preparedness Page

www.fairlington.org/emergencypreparedness.htm

Fairlington Appreciation Society Facebook Page

www.facebook.com/groups/fca.fairlington/

MEMBERS OF THE BOARD OF DIRECTORS

President: *Renee Powlette*, 4670B 36th St. S., 703-671-2774, rpowlette@yahoo.com—*Recreation Liaison*
Vice President: *Seth Low*, 4644 34th St. S., 703-379-0155, lowseth@earthlink.net
2nd Vice President: *Jayne Mayne*, 703-973-7492, grandisland2@hotmail.com—*Drainage, Fence Liaison*
Treasurer: *Lori Stuntz* 4608 36th St. S., 202-527-2116, stuntle@gmail.com—*Finance Liaison*
Secretary: *Tiffany Kudravetz*, 571-357-2712, hoomew@gmail.com—*Newsletter Liaison*

Board meetings are announced seven days in advance on the Mews Facebook page and at www.fairlington.org/mewsindex.htm. Full versions of approved minutes are also available online.

COMMITTEE CHAIRS

Drainage: *Bob Hyde*, 703-519-7130, robhyde@gmail.com
Fence: *Sean Beachy*, sbeachy@gmail.com
Landscape: *Lois Starkey*, 4650 36th St. S. #B2, 717-903-0188, loisstarkey@yahoo.com
Finance: VACANT – NEED VOLUNTEER
Recreation: *Tiffany Kudravetz*, hoomew@gmail.com
Carriage Lamps: *Janice & Larry Peters*, 4605B 36th St. S., 703-578-4992

Committee meetings will be announced seven days in advance on Mews Facebook page and at www.fairlington.org/mewsindex.htm.

COURT REPRESENTATIVES

1. 3600-3616 S. Wakefield St. - *Lee Ware*, 3612 S. Wakefield St., 703-931-1270
2. 4606-4630 36th St. S. - VACANT – NEED VOLUNTEER
3. 4632-4636 36th St. S. – *Steve Ramirez*, 4632B 36th St. S., 703-915-5332
4. 4638-4654 36th St. S. - *Damon and Amy Gabriel*, 4640 36th St S #A2, 703-203-9177
5. 4656-4674 36th St. S. - *Renee Powlette*, 4670B 36th St. S., 703-671-2774
6. 4676-4698 36th St. S. - *Molly Niewenhous*, 4676B 36th St. S., 310-403-8382
7. 4667-4671 36th St. S. - VACANT – NEED VOLUNTEER
8. 4664-4686 34th St. S. - *Gretchen Martin*, 4680 34th St. S., 703-933-1368
9. 4624-4658 34th St. S. - *David Biette*, 4638 34th St. S., 703-820-9589
10. 4600-4618 34th St. S. - *Shirley Fein*, 4610 34th St. S., 703-553-0340
11. 3408-3458 S. Wakefield St. - VACANT – NEED VOLUNTEER
12. 3500-3544 S. Wakefield St. - *Victoria Lipnik*, 3512 S. Wakefield St., 703-379-7160
13. 4601-4611 36th St. S. - *Janice Peters*, 4605B 36th St. S., 703-578-4992
14. 4615-4637 36th St. S. - VACANT – NEED VOLUNTEER
15. 4641-4665 36th St. S. - *Gordon Avery*, 4655 36th St. S., 703-820-3134

COMMUNITY MANAGER

Dwayne Frazier
CMC Portfolio Manager
Direct Line: 703-230-8579
dfrazier@cmc-management.com

Board Meeting Highlights

Visit <http://www.fairlington.org/Mewsindex.htm> for complete minutes. February minutes were drafted by Kelli Knight and March minutes by Kemi Ojumur of CMC with approval by the Board of Directors. Quoted items are taken directly from the original minutes to preserve the original wording. Summaries compiled by Tom Corbin.

February 26, 2015 Meeting

Call to order @ 7:00 PM; all Board members present; adjournment @ 7:56 PM.

Homeowners' Forum No issues presented by co-owners present.

Board Actions/ Discussion

- The Board directed Management to provide copies of 2014 Association Tax Returns.
- Unanimous approval of Draft Audit from Goldklang & Group CPA's, PC as presented.
- Unanimous approval of Variance Request from 4628 36th St. S with the following conditions: (1) no adverse impact on existing plumbing; (2) no vents or pipes installed through exterior of building roof or wall.
- Ms. Powlette shared her September 16, 2014 email from Mr. Don Taylor regarding prior fence replacement.
- "The Board directed Management to inspect the apartment building entrances with Maintenance Supervisor for the most damaged areas."
- "A Preventative Maintenance Plan for Rooftop ice Damming provided by Toll Brothers was included in the Board package for the Board's information."

Officers'/ Committee Reports

- *President* – Ms. Powlette reported she had received from residents a few snow removal concerns which were promptly resolved.
- *Treasurer* – Association's Total Cash and Investments = \$2,256,943; Year to Date Income = \$505,494; Year to Date Expenses = \$441,561; and Year to Date Net Income Surplus = \$63,933.
- *Secretary* – Newsletter submission deadline is Feb. 28.
- *Landscape, Fences, Drainage Committees* - No Report.
- *Recreation* – The committee has not been able to find a reasonable, cost-effective option for a pool shade covering. The wood chips at the Tot Lot need replacing. There will be a summer pool event, but it will not likely be held opening day.
- *Management* – The Board directed Management to (1) inspect apartment buildings' smoke detectors in March; (2) begin Annual Meeting notification process; (3) "obtain a copy of the 2013 taxes and forward to the Board."

March 26, 2015 Meeting

Call to order @ 7:00 PM; all Board members present; adjournment @ 8:20 PM.

Homeowners' Forum No issues presented by co-owners present.

Board Actions/ Discussion

- Unanimous approval of proposal for pool opening inspection supplies @\$1,695.75 from Community Pool Services, Inc.
- Tabled proposal from Environmental Enhancements (EE) for wood chip replacement at Tot Lot pending further information.
- Unanimous approval of proposal from Katchmark for slate roof and gutter repairs at 4661-4665 36th St. S @ \$985.00.
- Unanimous approval of variance request 3614 S. Wakefield St. for home improvements that do not alter load bearing wall.
- Unanimous approval of Change Order – 4692 A&B 36th St. S – for eave and gutter repair and replacement work. (No dollar amount stated in minutes.)
- Unanimous approval of Tennis Court Lights work from PSE @ \$2,025.00 for the following work: (1) Trench/ install 150' of new ¾ IMC and 12/2 UF cable from existing PVC junction near court to 4 existing poles; (2) Install 2 in-ground Christy boxes with new gravel drainage at splice boxes; (3) Test for proper installation.
- Door color violation (Ct. 9) corrected by co-owner who told Board that newly installed door would be properly painted pending suitable weather for painting.

- Discussion of barking dogs within a patio – Legal counsel said the Board can do the following: (1) If no response to Board letter in terms of corrective action by owner, legal counsel will mail second letter; (2) Evidence of barking dogs from “emailed complaints and the neighbors complaining should videotape dogs barking.”; (3) If situation goes to a Board hearing and Board votes to remove animal(s), owner has 14 days to comply; (4) If owner refuses to remove dog(s), the next step is court action. Based on past cases, “court ruling is likely to uphold removal of a dog.”
- The Board directed Management to proceed with the lien assessment against Account #323-3719.

Officers’/ Committee Reports

- *President* – Ms. Powlette reported on measures that she has taken to resolve the barking dog concerns.
- *Treasurer* – Association Total Cash and Investments = \$2,295,789.00; Year to Date Income \$590,000; Year to Date Expenses \$541,898; and Year to Date Net Income Surplus = \$32,863.
- *Secretary* – Newsletter submission deadline is May 22.
- *Landscape* – (1) Reported on erosion issues between Ct. 15 and Ct. 7 and “asked Board to reconsider the proposal submitted to remedy the issue”; (2) Summary of “Spring Walk” presented; (3) Concern about mosquitoes; (4) Issue of debris/ weeds near AC units at rear of apartment buildings; (5) Concern about overgrown trees (more than 20 feet) in patios, especially those in Ct. 12. **Board Action** – Committee to provide a written report.
- *Recreation* – Volunteers are needed for the committee as well as a new committee chair. Discussion of options for pool opening party.
- *Management* – Manager will (1) provide photos of Environmental Enhancements’ drainage work @ Ct. 6; (2) secure possible masonry contractors for brick pointing work; (3) inspect apartment buildings’ carpets again in September 2015; (4) inspect all apartment building entryway doors.

Make a splash at the Fairlington Mews Pool Party!

Sunday, June 7th
4-7 p.m. at the Mews Pool

Pizza and drinks will be provided;
feel free to bring a side dish or dessert to share.

