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Tiffany Kudravetz

CONTRIBUTORS:
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Jackie Maguire
Renee Powlette
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President's Report

Spring will be here soon; looking forward to seeing the neighbors again. It seems unless there is snow to be shoveled everyone hibernates for winter and this winter was colder than most. We are really glad we did all that tree trimming last fall. With the high winds we've had this winter, we've had no complaints about any branches landing on cars or roofs this year.

Caroling in the Mews

Our annual caroling event was a big success this year. We lucked out with a fairly warm day and lots of participation. We knocked on a few doors and gave private concerts to those who asked and by the time we made it back to the "Christmas tree" in court 11, we got a surprise visit from Santa. Thanks to all who participated and to Kristen Peairs for coordinating the event!

New Pool Management Company

We've signed a three-year contract with Community Pool Service to manage our pool. They offered us lower rates and better service. The new manager, Dimitri Dimitrov, met with us at our January board meeting to discuss the services they will be providing and duties of the staff. They will be scheduling a 'meet and greet' with the Board prior to the pool opening so we can meet the staff and review our expectations for the pool season. Community Pool Service will also be onsite in March to replace the coping stones around both pools. This is necessary to pass inspection prior to our Memorial Day weekend opening. Get ready to check out all the updates on May 23rd.

Clogged Pipes/Plumbing problems

The board has heard from a few residents about clogged kitchen sinks as well as interior water damage. If you have a clogged sink and your plumber tells you it's blocked past where you share pipes with a neighbor, you must coordinate with the neighbor and the plumber to fix it. The association does not cover the cost of a plumber unless there is damage to a pipe outside of the building. Anyone who has lived in Fairlington long enough knows to use the disposal sparingly. If a new neighbor moves in, warn them

not to put vegetables, potatoes, grease, etc. down the disposal. These pipes are old and can clog easily.

Renee Powlette, Board President
rpowlette@yahoo.com

2015 Pool Rules, Hours, and Passes

Our swimming pool will open for the season on Saturday, May 23rd, at 10:00 a.m. Pool rules and hours have been updated and are posted online at www.fairlington.org/MewsRecreationPage.htm. This information will also be included in the Annual Meeting packet that will be mailed to all co-owners in May and will be posted on the bulletin board by the tennis/basketball court.

Lifeguards will be checking pool passes this summer. Pool pass applications can be downloaded from our website and must be returned by May 20th in order to be ready for pick-up on opening day. There is a \$5 fee for replacement passes.

Pool Hours

Memorial & Labor Day Weekends:
Saturday and Sunday: 10 a.m. – 9 p.m.
Monday: 10 a.m. – 8 p.m.

May 26th – June 17th:
Monday – Thursday: 4 p.m. – 8 p.m.
Friday: 1 p.m. – 9 p.m.
Saturday: 10 a.m. – 9 p.m.
Sunday: 10 a.m. – 8 p.m.

June 18th – August 28th:
Monday – Friday: 11 a.m. – 9 p.m.
Saturday: 10 a.m. – 9 p.m.
Sunday: 10 a.m. – 8 p.m.

September 11th – 13th:
Friday and Saturday: 12 p.m. – 9 p.m.
Sunday: 12 p.m. – 8 p.m.

Anyone interested in joining the Recreation Committee and helping plan activities throughout the year should contact Tiffany Kudravetz at hoomew@gmail.com.

Landscape Committee Prepares for Spring

Good riddance to winter. Spring is just around the corner. At 6:45 a.m. EDT on Friday, March 20, the sun will cross directly over the Earth's equator during a moment known as the vernal equinox when both day and night are about equal -- the official start of spring.

Springtime at the Mews is spectacular. The proliferation of daffodils, tulips, and other spring bulbs brightens the foundation beds whose shrubs are just beginning to show their new growth and the azaleas will soon be ablaze in color. The diverse landscape of trees throughout the neighborhood will soon be budding spring green leaves and the crepe myrtles will show their beautiful white and pink blooms.

Our capable landscape crews will begin spring cleanup during the first few weeks in March, removing fallen tree branches, and leftover leaves and debris from the fall. Tree and bed mulching is on the agenda as well. In February, the landscaping crews conducted "rejuvenation pruning" of foundation throughout courts 6-10. This is important for the health of older, mature shrubs, and will restore their youthful vigor as the spring brings new growth. Next year this "rejuvenation pruning" will be conducted in courts 11-15.

Depending on the amount of rain during March, lawn mowing and edging will begin about April 1st. If there is a large growth spurt before that, the crews will start earlier. The grass in the Mews is a Fescue type grass that is drought tolerant and grows well in both the sun and shade. This type of grass does best when mown at a height of 3" to 3.5" and leaving grass clippings on the lawn is desirable for the health of the lawn. This practice keeps the lawn from drying out and losing too much moisture. In early spring the laws will be fertilized and treated with an insecticide.

In late March the Landscape Committee will conduct its annual "Spring Walk" with Environmental Enhancements Landscape crew to determine what the needs are for new plantings, plant removal, and selective pruning. If anyone has any special requests, please contact the Landscape Committee at loisstarkey@yahoo.com.

"It's spring fever. That is what the name of it is. And when you've got it, you want—oh, you don't quite know what it is you do want, but it just fairly makes your heart ache, you want it so!"

-- Mark Twain

Save the Date: Fairlington Home and Garden Tour

The 2015 Fairlington Home and Garden Tour, sponsored by the Fairlington Historical Society, is on May 16th. This biennial tradition showcases our community's architecture, grounds, and the unique character of each of our neighborhoods and homes. The Tour committee is still looking for homes to add to the Tour, especially any homes that have had major renovations. They would like to include at least one home from each of the Fairlington communities on the Tour, with examples of each type of floor plan. The Tour committee is also seeking neighbors to participate in the Tour as volunteers with planning, advertising, ticket sales, fundraising with local businesses, and serving as guides and house sitters.

If you would like to nominate your home or garden, or are interested in volunteering to help with the Tour, please email FairlingtonTour2015@gmail.com.

Preparing for Personal Emergencies

Arlington County police and family services personnel were recently called to a residence in a neighboring association because there was suspicion that the resident was ill. No neighbors had a key to the unit or knew the name of anyone who might be able to help. After some delay in determining the appropriate way to proceed, the resident was discovered inside disoriented, and there was evidence of neglect.

In an emergency, do any of your neighbors have keys and access to your unit? When you travel, do you tell your immediate neighbors so that they can "keep a look out" for any untoward activity around your unit? Does someone check your unit when you are away for extended time? Does someone in your court have the name(s) of immediate kin or a person to contact in case of an emergency? These questions may sound "alarmist" to some, but we never know when an emergency situation might arise which affects your health/safety directly or your property. We all value our privacy, but in our close proximity here in Fairlington, we need to keep our eye out for each other and be prepared for any contingency that may arise.

If you notice anything that raises alarm in our neighborhood, please contact the Arlington County Police Department without delay. For emergencies, always dial 9-1-1. For non-emergencies, dial 703-558-2222.

Updated 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 leave barking dogs unattended on your patio.

CALENDAR

March 7: Large Trash Items Pickup

March 26:* Board of Directors Meeting @ 7pm, Fairlington Community Center

April 4: Large Trash Items Pickup

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

May 2: Large Trash Items Pickup

May 16: Fairlington Home and Garden Tour

May 23: Pool Opens

May 28:* Board of Directors Meeting @ 7pm, Fairlington Community Center

June 6: Large Trash Items Pickup

June 25: Annual 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*, 571-357-2712, 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. Board minutes were drafted by Kelli Knight of CMC and approved by the Board of Directors. Quoted items are taken directly from the original minutes. Summaries for October and November compiled by Tom Corbin.

October 30, 2014 Meeting

Call to order @ 7:02 PM; Jayne Mayne absent; adjournment @ 8:35 PM.

Homeowners' Forum

4656 S. Wakefield resident expressed "concerns about the drainage digging being done behind her home in Court 11 noting power outages and believes the work is not being performed under (county) code. She requested the Board reimburse her for grocery items lost during power outages." **Board Action** – "The Board directed Management to contact (appropriate) county office to determine if work is up to code and (to) reach out to Environmental Enhancements to request a reimbursement for the resident's lost food items."

Board Actions/Discussions

- Unanimous approval of motion to deny proposed "History of Fairlington Mews" monthly lectures.
- Unanimous approval of removal of Due Process Resolution from Association website "because the resolution is no longer being enforced."
- Tabled action on Pool Management Contracts "pending further review of all contracts submitted."
- Tabled action on Pool Coping Stone Repairs "pending completion and review of similar work being done at Fairlington Meadows Association."
- Unanimous approval of Environmental Enhancements proposal at \$1,495.00 for pruning, shrub installation, and sodding work.
- Unanimous approval of Moore & Wright tree work at \$10,475.00 for "various tree branch pruning within the community."
- Board directed Management to send violation notice to 4609 36th St. to remove tree damaging fence within 30 days or the Association "will have it removed, at which the cost will be charged back to the unit (owner)."
- Unanimous approval of \$1,000.00 annual bonus to Steve Burcham, Maintenance Personnel.
- Unanimous approval to deny reimbursement requested by 4682 36th St. for damage to structure on limited common element.
- Ratification of Executive Session Action – Unanimous approval of motion to "authorize legal counsel to initiate the foreclosure process on Account #00323-3719 by sending notice of intent to Foreclose, recording a lien and sending a Foreclosure Notice."

Officers' / Committee Reports

- *President* – Ms. Powlette reported request for Ct. 15 yard sale notice posting on Mews Facebook page; she noted that this was not appropriate for the Facebook page and suggested posting on the Fairlington Appreciation page. She confirmed with Management that the contractor will work around the car of resident who is unable to relocate it during paving work."
- *Finance* – Ms. Stuntz reported she had received a volunteer for the committee.
- *Secretary* – Board discussed the process of revising the meeting minutes.
- *Treasurer* – Association's Total Cash and Investments = \$2,200,232.00; Year to Date income = \$168,418.00; Year to Date Expenses = \$147,458.00; and Year to Date Net Income Surplus = \$20,960.00.
- *Newsletter* – Articles for next issue needed by November 21.

November 20, 2014 Meeting

Call to order @ 7:00 PM; all Board members present; adjournment @ 8:35 PM.

Board Actions/Discussions

- Ratified email vote for landscaping/ drainage work by Environmental Enhancements at \$3,385.00 for Court 6 work. (4-0-1 Mayne abstain)
- Unanimous approval of 4646 S 36th St. Variance Request upon documentation that no load bearing wall is involved.
- Unanimous approval for Katchmark roofing repair at 4626 34th St. at \$1,890.00.
- Unanimous approval for Moore & Wright tree pruning at \$14,700.00 "subject to review and recommendation of the Landscape Committee."
- Unanimous approval of a three-year pool management contract with Community Pools.

- Tabled water pooling issue at Court 7.
- Unanimous approval of Pool Coping Stone Repair by Community Pools at \$18,232.50 and an additional cost of \$9,000.00 "pending concrete decay review."

Officers'/Committee Reports

- *President* – Reported it is against the law to feed squirrels and she "has contacted the Arlington County Police Department who will be contacting resident (in violation) for enforcement. She also reported that upon a co-owner's request to rent a unit as an LLC, she reviewed the bylaws and determined that the Board cannot prevent the owner from doing so."
- *Treasurer* – As of October 31, 2014, the Association's Total Cash and Investments = \$2,226,074.00: Year to Date Income = \$252,335.00; Year to Date Expenses = \$235,164.00; and Year to Date Net Income Surplus = \$17,172.00.
- *Newsletter* – Next newsletter production and distribution is scheduled for week after Thanksgiving.
- *Drainage* – Chair Robert Hyde reported Court 6 work pending and removal of shrubs in Court 15.
- *Management Task List/ Administrative Calendar* – coordinated AC relocations in Court 6; contacted County about inspection compliance of underground electrical lines affected by drainage work; obtained pool repair proposals; processed Maintenance personnel bonus; confirmed Mike Winn's daily attendance during pool season; sent violation letter to co-owner re: tree damage to fence.

January 28, 2015 Meeting

Call to order @ 7:00 PM; Tiffany Kudravetz absent; adjournment @ 8:35 PM.

Guest Speaker

- Community Pool Service representative reviewed services provided for pool season and staff duties; will schedule a "Meet & Greet Day" with the Board to introduce staff and review Board's expectations for the season.

Board Actions/Discussions

- Unanimous approval of 3422 S. Wakefield St. Variance Request
- Unanimous approval of proposal from Katchmark Construction as presented to perform Eave and Gutter repair and replacement work at 4632 A & B 36th Street South in an amount not to exceed \$1,620.00.
- Unanimous approval of proposal from Katchmark Construction as presented to perform Eave and Gutter repair and replacement work at 4692 A & B 36th Street South in an amount not to exceed \$1,620.00.
- Unanimous approval of proposal from Environmental Enhancements as presented for Winter Selective Pruning & Rejuvenation behind Courts 6-10 in an amount not to exceed \$5,121.00.
- Tabled draft audit pending receipt of second draft with requested changes.
- Board directed management to have maintenance continue installing poles in courts where needed due to people driving through the grass.
- All Plumbing was contacted to repair leak in main pipe at 4630 36th Street S., which required drywall to be removed to locate the point of entry.
- Flowers were planted in front of Court 12 sign; maintenance will remove.

Officers'/Committee Reports

- *President* – Ms. Powlette reported that the unit owner in Court 13 has notified management that the two trees in violation are scheduled to be removed on Monday, February 2nd. She noted that the Association had to remove part of the common area fence in order for those trees to be removed.
- *Treasurer* – As of November 31, 2014, the Association's Total Cash and Investments are \$2,213,790.00, Year to Date Income is \$336,259.00, Year to Date Expenses are \$250,769.00 and the Year to Date Net Income Surplus is \$14,510.00.
- *Newsletter* – Spring issue scheduled for delivery the first week of March.
- *Finance* - Ms. Stuntz reported that the committee has reviewed the draft audit and submitted their revisions.
- *Drainage* - Management reported that an email was received from a unit owner who was concerned with the puddling in Courts 11 & 12 after the recent heavy rainfall. He provided pictures of his concerns that the drain is not working as intended. Management has conducted its own inspection and believes the drain is working properly but has contacted Environmental Enhancements to follow-up and inspect.

There was no scheduled meeting for December.

The Board of Directors meets on the fourth Thursday at the Community Center unless otherwise indicated. Dates of the meetings are posted on the Mews website in advance of the meeting along with the agenda.

Co-owners and Residents are encouraged to attend meetings to become aware of the business of the Association.