

MEWS NEWS

www.fairlingtonmews.org

President's Report

Renee Powlette

It's nice to see spring flowers blooming and to know that winter is behind us. The Blizzard of 2016 racked up over \$16,000 in snow removal costs, which is far less than we've spent on the last few blizzards. If you were unaware of the status of snow removal during that snowy weekend, then you aren't on our email list. You can send a request to Fairlingtonmews@gmail.com to join.

We have a change to the Mews Board of Directors. Jayne Mayne, who served as our 2nd Vice President for almost three years, sold her unit and moved south to be closer to her daughter. We'd like to thank Jayne, not only for the time she served on the board, but also for her many years of service on the Finance Committee where Jayne meticulously looked after our finances. We wish her much happiness in her new home. When we found out Jayne was leaving, we approached Sean Beachy to take her place, he agreed that he wanted to get more involved and was appointed as the 2nd Vice President at our February board meeting. Sean has been the chair of our Fence committee for the last couple years and brings a wealth of knowledge to the board since he is an architect. In participating at his first board meeting, it's become obvious that he will be asking some good questions when it comes to hiring contractors to do work in the Mews. Sean lives in Court 2 with his wife Sarah and his son Connor. Please welcome him to the board. He will finish Jayne's term ending in June 2016.

Our contractors, Kolas and Katchmark, continue work that began in the fall. Katchmark is replacing the narrow gutters with wider gutters, as well as any associated rotten wood. Kolas returned to resume painting and their current contract is to paint Courts 1-6. We will be reviewing this topic again soon and may vote to extend their contract to paint all courts this year. Both projects are an expensive undertaking,

INSIDE THIS ISSUE

President's Report	1
Stay Connected	1
Recreation Committee	2
Treasurer's Report	2
Landscape Committee	3
Activity Court Replacement	3
Verizon FiOS	4
B-Building Updates	4
Get Involved	4
Neighborly Reminders	5
Calendar	5
Web Resources	5
Mews Contacts	6

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costing hundreds of thousands of dollars in wood replacement, but it is necessary to the upkeep of our homes.

The Recreation Committee is planning a Pizza Pool Party and I look forward to seeing everyone there. Details have yet to be determined, but it will be announced via email, Facebook, the website and the sandwich boards in the Mews community.

Stay Connected

- **Website:** The Mews official website is www.fairlingtonmews.org. You'll now find a list of upcoming events on the website.
- **Mews Alerts:** Alerts are sent via email with important information and in cases of an emergency. To subscribe, please sign up via the website, or send an email request to fairlingtonmews@gmail.com.
- **Facebook:** You can find us on Facebook (www.facebook.com/FairlingtonMews),
- **Newsletter:** This newsletter is distributed quarterly. Current and previous issues can be found on the Mews website.

Recreation Committee

The Mews pool will open for the season Memorial Day weekend and a summer kick-off party will be scheduled for early June. Updated pool hours and recreation information will be posted to our website and Facebook. Mews residents are entitled to one recreation pass per household. Passes are permanent; they do not expire at the end of the season. There will be a \$5 reissuance fee for each lost pass. To apply for a new pass, replace a lost pass, or update your contact information, please submit a Recreation Pass Request Form online at <http://fairlingtonmews.org/recreation/>.

If you would like to help plan social events for our community, or if you have suggestions for future events, please email Tiffany Kudravetz at hoomew@gmail.com.

Treasurer's Report

We have many updates from the finance committee. First, the Finance Committee will meet April 14th at 7pm at the Fairlington Community Center. We will be discussing the new reserve study as well as planning a budget recommendation for next year. All are welcome to attend!

The final audit numbers for 2015 are in and we ended the fiscal year with a surplus of \$21,570. For perspective, that is approximately 2% of our annual operating budget. In the past we have moved any surplus funds to our reserves. This year, however, we may use the funds to supplement our operating budget. It's too early to say if that will need to happen, but we have spent higher than normal amounts on roof repairs, tree maintenance, and plumbing and sewer line maintenance. Fortunately, our snow removal expenses weren't as crazy as some recent years!

We have undertaken some major reserve projects this year. We have started replacing all of the narrow gutters throughout the community with wider gutters. A major component to this project involves replacing any rotten wood that is found behind the gutters. Our 2012 reserve study included funds to replace gutters whenever a roof was replaced, so we do have the funds for this project. Our new painting contractor is also looking for and replacing rotten wood, which will make the total painting cost higher than previous cycles. If you live in a B-building, you know that all of the B-building common areas were renovated this year. We spent over \$60,000 repairing and replacing three damaged sewer lines.

While that sounds like a lot, members of the finance committee met with Reserve Advisors in December to discuss capital improvements since our 2012 reserve study, as well as plans for the future. We have received the new study and are in the process of approving it. The Reserve Advisors were able to build in the unplanned wood replacement work and sewer repairs into the new reserve study and we still appear to be in good financial shape for our long-term capital projects. We also added ongoing amounts for future sewer and drainage related work. Once the study is final it will be posted on our website. In the meantime, please contact me (stuntle@gmail.com) if you would like to review the draft.

Come out April 14th if you want to participate in the budget process for next year!

Landscape Committee

It is always a treat to see spring bloom at the Mews. The first signs are the beautiful Sophia Magnolia trees, with their large saucer shaped petals that have already showered the grass from the March winds. Also in bloom around the Mews are a variety of Japanese Cherry trees, with pinkish-white petals. There are few grand redbuds, with purplish leaves, and a few Weeping Cherry trees, with branches that bend to the ground. By the time you read this newsletter, the dogwoods will be out, as well as azaleas and rhododendrons in the foundation beds. Enjoy!

Despite the short winter, it was harsh and many of the shrubs in the Mew were impacted by the heavy snowfalls and below freezing temperatures. If you have shrubs in your garden beds that need attention, please let us know.

If you wish to maintain your own foundation bed please send an email to loisstarkey@gmail.com to let us know. Please acknowledge that you have read the guidelines and understand your responsibilities. You will need to place a red reflector in your bed to let the landscape crews know that you will be maintaining your own bed. The landscape crew will mulch your garden, but you are responsible for replacing mulch that is disturbed with any plantings you do.

We heard from a number of neighbors about the severe pruning conducted in courts 12-15 in February. This is

the winter rejuvenation that the landscape crew does every three years. It is important to support healthy growth and minimize harmful pest infestation. The plant will grow back in no time.

Finally, in preparation for the onset of summer and the mosquitos that come with it, minimize the population by eliminating their breeding grounds – stagnant, standing water. 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. Gutters not draining? If they are clogged with leaves or other debris, you'll have standing water for mosquitos. Be sure to check dripping outdoor faucets and window well areas too. Try putting some play sand there to absorb the extra water.

There are also natural plant inhibitors that work to repel mosquitos. 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/>

Tennis Court Replacement

In the fall, Steve Burcham completed temporary repairs of the tennis courts to make them safer for use during the fall and winter. Now that spring is here, the Board has reviewed several options and has voted for a total replacement of the tennis court located near the pool. A new playing surface, fence and basketball hoop will be installed. Work is scheduled to begin in the later part of April and will be complete before the pool opens. This project will also include replacing the driveway that leads to the tennis court and pool. While the court is being replaced you will have access to the tennis courts on 36th Street.

Verizon FiOS

In the last All Fairlington Bulletin you may have read the article about Verizon FiOS coming to Fairlington. The Mews is one of two Fairlington associations that have agreed to begin the process of exploring the design and installation of FiOS in our community. If you have followed any of the multiple conversations on the Fairlington Appreciation Society Facebook page, you have read that many residents are unhappy with the service from Comcast or simply would like to have additional options for internet and TV service.

The Mews Board voted to sign the Premise Access License Agreement (PAL), which gives Verizon the opportunity to review the property and prepare an installation design. The representatives from Verizon are currently working on the installation design and will present it to the Board for their approval. Verizon will bear the costs of the design and construction.

This is not a quick process and we don't anticipate complete installation for approximately one year. As of today, it does not appear that there would be any delays in installation in the Mews if other Associations vote to not proceed with installation, as the FiOS lines would come to the Mews from Route 7.

We will keep you updated as the process moves forward. In the meantime, if you have any questions please feel free to reach out to the Board.

B-Buildings

The updates to the common spaces of the apartment buildings were complete before the holidays. The Board is pleased with the outcome and has received many compliments from residents that they appreciate the updates and the investment made to their home. The main door to the building will be painted this spring when the individual unit doors in Courts 1 through 6 are painted.

However, while we have received compliments, we have also received notice from some residents that damage has already occurred, possibly from other residents. Please help us to protect our investment. You can do this by being careful when carrying in/out large items as to not damage the newly painted walls, wiping your shoes upon entering the building to protect the carpet and if you use a lock on your bicycle please be sure it doesn't scratch the railings. Additionally, if you or your contractor is doing work in your unit, please be sure to cover the carpet in the common area as necessary, and do not leave open paint or stain unattended. There was a large spill of floor stain onto the brand new carpet; it's disheartening to see this type of disregard to our homes.

Get Involved

Would you like to become more involved in the Mews community? If so, court representatives are needed for Courts 7, 11 and 14. These three courts have had vacancies for quite awhile and the Board would greatly appreciate residents who would be willing to volunteer. There are also opportunities to join one of our committees: Recreation, Finance and Fence.

If you are interested in volunteering please contact the Board of Directors at fairlingtonmews@gmail.com. Thank you in advance for getting involved in the community!

Neighborhood 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 is collected six days a week, Monday through Saturday.
- Please put trash out 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.
- Call the posted telephone numbers to request towing or if your vehicle was 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

April 14: Finance Committee Meeting, 7pm, Fairlington Community Center

April 23: Fairlington 5k

April 28: Board of Directors Meeting, 7pm, Fairlington Community Center

May 7: Large Trash Pickup

May 26: Board of Directors Meeting, 7pm, Fairlington Community Center

May 27: Pool opens for the season

June 4: Large Trash Pickup

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

WEBSITE RESOURCES

Mews Facebook Page

www.facebook.com/FairlingtonMews

Mews Website:

Please note new web address!

www.fairlingtonmews.org

Board Minutes/Newsletters

www.fairlingtonmews.org/handbook-forms/archives/

Mews Recycling Guidelines

www.fairlingtonmews.org/trash-recycling-2/

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:	Sean Beachy	4614B 36 th St S, sbeachy@wendelcompanies.com (Fence Liaison)
Treasurer:	Lori Stuntz	4608 36th St S, 202-527-2116, stuntle@gmail.com (Finance Liaison)
Secretary:	Jackie Livingston	4662B 36 th St S, 703-819-3013, Jackie.livingston@me.com (Newsletter Liaison)

Board meetings are announced seven days in advance on the Mews Facebook page and www.fairlingtonmews.org. Meeting Minutes are available on the Mews website.

COMMITTEE CHAIRS

Drainage:	Bob Hyde, 703-519-7130, robhyde@gmail.com
Fence:	Sean Beachy, 4614B 36 th St. S, sbeachy@wendelcompanies.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 the Mews Facebook page and www.fairlingtonmews.org.

COURT REPRESENTATIVES

1. 3600-3616 S. Wakefield St. – Lee Ware, 3612 S. Wakefield St., 703-931-1270
2. 4606-4630 36th St. S – Sean Beachy, 4614B 36th St. S, sbeachy@wendelcompanies.com
3. 4632-4636 36th St. S – Steve Ramirez, 4632B 36th St. S, 703-915-5332
4. 4638-4654 36th St. S – Damon & 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 – Fern Birtwistle, 4678B 36th St. S, fern@fernb.com
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
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dfrazier@cmc-management.com