

# MEWS NEWS

[www.fairlingtonmews.org](http://www.fairlingtonmews.org)

## President's Report

Renee Powlette

It's been a busy few months in the Mews. Our annual meeting held at the end of June was a success with 57% of the co-owners voting in a new board member. Please welcome Sean Beachy to the Board of Directors. Sean has already been on the board for the past few months filling in an empty board seat but he still signed on for three more years. We are lucky to have Sean due to his experience as an architect. A couple of years ago, Sean agreed to become our Fence Chair and in the last few months the fence committee has had a couple of meetings to prepare us to replace our privacy fences as well as the fence along King Street. It's great to have neighbors who want to help make our community a better one. We had a ton of questions from the community at the annual meeting and most of them had to do with replacing our fences.

Over the last year we've had a few issues with sewer backups. In addition to being a costly problem to fix for the association, it can also cost co-owners due to damage to personal property that is not covered by our master insurance policy. If you own a unit with a basement, you should consider purchasing additional insurance coverage for sewer backups, especially if you own a unit connecting to the main sewer pipe. This is typically a unit in the middle of the building with a higher ceiling and therefore, lower basement.

We've had a couple of co-owners concerned about the Zika virus that can be transmitted by certain mosquitos. We are asking that everyone take the time to clean out any standing water in man-made containers in your back patios. The type of mosquitos that carry the Zika virus only breed in this type of water and they only need a tablespoon of water to do so, but if you clean it out weekly, they will not be able to breed. They can travel 150 feet so check on your neighbors' patios as well.

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We had a successful party at the pool to celebrate the beginning of summer. Please continue to enjoy the pool, the ping-pong table and the corn hole game as well as our new tennis and basketball court. If we decide to have another party before the summer is over, it will be announced via Facebook and signs in the neighborhood.

## Stay Connected

- **Website:** The Mews official website is [www.fairlingtonmews.org](http://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 or in cases of an emergency. To subscribe, please sign up via the website, or send an email request to [fairlingtonmews@gmail.com](mailto:fairlingtonmews@gmail.com).
- **Facebook:** You can find us on Facebook [www.facebook.com/FairlingtonMews](http://www.facebook.com/FairlingtonMews)
- **Newsletter:** This newsletter is distributed quarterly. Current and previous issues can be found on the Mews website.

## Recreation Committee

Please do not forget that your Recreation Pass is permanent and will not expire at the end of the season. Please keep it because you will need it next year. 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](mailto:hoomew@gmail.com).

## Treasurer's Report

Lori Stuntz

Mews co-owners approved a 2% fee increase at the annual meeting with an effective date of August 1st. This was the first annual fee increase since 2013.

The books aren't finalized on fiscal year 2016 just yet, but so far we expect to end the year with a small deficit in our operating budget, which will be offset by the surplus from fiscal year 2015. We will send everything to the auditors this fall and will receive our final audit around the first of the year. After the audit, we will start work creating next years budget.

Thanks to everyone who has helped out with the finance committee this year. We still need someone to volunteer to chair the committee. Let me know if you are interested in joining (or chairing!) the finance committee.

## Fence Committee

Sean Beachy

The fence committee recently met on July 26<sup>th</sup> to discuss the many tasks that are required prior to issuing the project for bid. While there were several topics that were discussed, one that everyone realizes is critical to the success of the project is resident outreach. The committee is planning upcoming presentations to each court with the expectation to inform the residents and receive input. The group will be asking for feedback on many items, to include:

- Gate hardware
- Fence numbering
- Enhanced fence design
- Construction schedule
- Construction safety/security
- Construction staging

The group is also working on a "Heads up" document that will be distributed so that you have a better understanding of what will occur and what the residents' responsibilities are prior to construction. Please look for this in the near future.

If you wish to join the working committee please let me know and I will add you to the invite list for our next meeting. We anticipate the next meeting to be held in September with court presentations starting in October.

## Landscape Committee

Lois Starkey

The Landscape Committee is working with the Fence Committee to prepare for new patio fencing that will be installed at the Mews in 2017. In the fall, as part of our fall walk-around, we will be assessing the height and condition of the all trees inside the patios. We will also make recommendations to homeowners if there are other plants, shrubs, etc., that may need to be moved, or removed, in preparation for the fence replacement. With this in mind we would like to remind residents of the following provisions in the Mews Handbook:

“All vegetation within the fence is the responsibility of the co-owner. Trees and bushes must be trimmed and may not obstruct common areas or neighboring yards, and in general may be permitted to grow no higher than 20 feet. Climbing plants, such as ivy, are prohibited on building walls and fences. Occasionally fence repair or replacement is necessary. Contractors are asked to be careful, but the Mews is not responsible for any damage to patio plants during fence maintenance.

Co-owners are liable for damage to common property, including neighboring exteriors, caused by plantings within their patios. The Board may enforce the rule

prohibiting trees to grow above the fence line, particularly if their root structures are judged to threaten building walls or to rub abrasively against walls or roof tiles. Co-owners should consider the height and spread of a patio tree when they plant it. “

We have noted that many residents have gardens directly behind their patios; during the fence replacement it is very likely that there will be damage to those gardens. We also request that any items, such as flowerpots, furniture, etc., outside your rear patios be removed.

In other Landscape Committee news, we could really use some help with watering when it is so hot and dry. With no rain, the landscape beds need to be watered. Please take a few minutes a couple of times per week to water established plantings. If there are new shrubs or trees near your home, please, please water! We have had to replace several tree/shrubs due to lack of water.

The Mews Landscape contractor who maintains our trees, will be out in September to trim trees that are too close to drains and roof lines, etc.

Please let us know if you have any particular landscaping need or request. If you wish to maintain your own bed, please contact [loisstarkey@yahoo.com](mailto:loisstarkey@yahoo.com). Put a red reflector out to alert the landscaping crews.

## Attention Dog Owners

The Board has received complaints about excessive barking, non-compliance with leash laws, and most recently a dog escaped a patio and attacked another dog. Arlington County requires that dogs be on a leash at all times, this is for the safety of your dog as well as others. If your dog is left on the patio unattended please ensure that your patio gate is secured so the dog cannot escape. With regards to excessive barking, this is due to either boredom or the animal is in distress. If a neighbor's barking dog is a nuisance to you, please try speaking with them before contacting authorities, as they may not realize the dog is causing a disturbance. If the disturbance continues it is a matter for the police, not animal welfare, as it falls under Arlington County's nuisance laws. Additionally, in accordance with the Rules of Conduct within the Mews By-Laws, the Board can request that the animal be removed if barking or problems are not corrected.

For additional information on laws and other topics related to pet ownership, please visit the Animal Welfare League of Arlington's website: [www.awla.org](http://www.awla.org).

# Trash & Recycling 101

## Trash

- Picked up Monday through Saturday. Holiday exceptions are Thanksgiving, Christmas and New Year's day.
- Place trash outside in securely tied bags after 5am.
- Trash is typically picked up by 9am. DO NOT leave trash outside after the morning pickup.
- Please place trash out in the morning only. DO NOT put trash out at night.
- Trash attracts rodents so only place it outside during the designated times.

## Large Trash Pick Up

- Occurs on the first Saturday of each month.
- You may put large trash out Friday evening for Saturday's pickup.

## Recycling

- Recyclable items are picked up weekly, on Wednesday morning.
- Blue recycle bins are placed in each court on Tuesday morning.
- The blue bins are for commingled recyclables which include:
  - Aluminum cans, foil and trays
  - Metal food cans
  - Glass bottles & jars
  - Plastic bottles, jars and cups marked #1-7, and rigid plastics
  - Empty aerosol cans
  - Wire hangers
- Mixed Paper, which includes newspapers, magazines, office paper, books, catalogs, food boxes, envelopes and junk mail should all be placed in a paper bag or tied together.
- DO NOT put paper in the blue bins.
- Do not recycle items contaminated with food.

## Do not recycle the following:

- Light bulbs
- Styrofoam
- Window glass, ceramics, pottery & broken glass
- Batteries
- Cookware (pots and pans)

# Get Involved

Would you like to become more involved in the Mews community? If so, court representatives are needed for Courts 7 and 11. These 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](mailto: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

*September 3:* Large Trash Pickup

*September 5:* Labor Day

*September 22:* Board of Directors Meeting, 7pm, Fairlington Community Center

*October 1:* Large Trash Pickup

*October 27:* Board of Directors Meeting, 7pm, Fairlington Community Center

*November 5:* Large Trash Pickup

*November 24:* Thanksgiving Day – NO TRASH PICKUP

### WEBSITE RESOURCES

#### Mews Facebook Page

[www.facebook.com/FairlingtonMews](http://www.facebook.com/FairlingtonMews)

#### Mews Website:

Please note new web address!

[www.fairlingtonmews.org](http://www.fairlingtonmews.org)

#### Board Minutes/Newsletters

[www.fairlingtonmews.org/handbook-forms/archives/](http://www.fairlingtonmews.org/handbook-forms/archives/)

#### Mews Recycling Guidelines

[www.fairlingtonmews.org/trash-recycling-2/](http://www.fairlingtonmews.org/trash-recycling-2/)

#### Fairlington Appreciation Society Facebook Page

[www.facebook.com/groups/fca.fairlington/](http://www.facebook.com/groups/fca.fairlington/)

**MEMBERS OF THE BOARD OF DIRECTORS**

<b>President:</b>	Renee Powlette	4670B 36th St S, 703-671-2774, rpowlette@yahoo.com (Recreation Liaison)
<b>Vice President:</b>	Seth Low	4644 34th St S, 703-379-0155, lowseth@earthlink.net
<b>2<sup>nd</sup> Vice President:</b>	Sean Beachy	4614B 36 <sup>th</sup> St S, sbeachy@wendelcompanies.com (Fence Liaison)
<b>Treasurer:</b>	Lori Stuntz	4608 36th St S, 202-527-2116, stuntle@gmail.com (Finance Liaison)
<b>Secretary:</b>	Jackie Livingston	4662B 36 <sup>th</sup> St S, 703-819-3013, Jackie.livingston@me.com (Newsletter Liaison)

*The meeting schedule and minutes are available on the Mews website, [www.fairlingtonmews.org](http://www.fairlingtonmews.org)*

**COMMITTEE CHAIRS**

<b>Fence:</b>	Sean Beachy, 4614B 36 <sup>th</sup> St. S, sbeachy@wendelcompanies.com
<b>Landscape:</b>	Lois Starkey, 4650 36th St. S, #B2, 717-903-0188, loisstarkey@yahoo.com
<b>Finance:</b>	VACANT – NEED VOLUNTEER
<b>Recreation:</b>	Tiffany Kudravetz, hoomew@gmail.com
<b>Carriage Lamps:</b>	Janice & Larry Peters, 4605B 36th St. S, 703-578-4992

**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 36<sup>th</sup> St. S, sbeachy@wendelcompanies.com
3. 4632-4636 36th St. S – Steve Ramirez, 4632B 36<sup>th</sup> St. S, 703-915-5332
4. 4638-4654 36th St. S – Damon & Amy Gabriel, 4640 36<sup>th</sup> St. S. #A2, 703-203-9177
5. 4656-4674 36th St. S – Renee Powlette, 4670B 36<sup>th</sup> St. S, 703-671-2774
6. 4676-4698 36th St. S – Fern Birtwistle, 4678B 36<sup>th</sup> St. S, fern@fernb.com
7. 4667-4671 36th St. S. – VACANT – NEED VOLUNTEER
8. 4664-4686 34th St. S – Gretchen Martin, 4680 34<sup>th</sup> St. S, 703-933-1368
9. 4624-4658 34th St. S. – David Biette, 4638 34<sup>th</sup> St. S, 703-820-9589
10. 4600-4618 34th St. S. – Shirley Fein, 4610 34<sup>th</sup> 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 36<sup>th</sup> St. S, 703-578-4992
14. 4615-4637 36th St. S – Megan Chiarelli, 717-586-7494, megan.chiarelli@gmail.com
15. 4641-4665 36th St. S – Gordon Avery, 4655 36<sup>th</sup> St. S, 703-820-3134

**COMMUNITY MANAGER**

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 CMC Portfolio Manager  
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