

MEWS NEWS

www.fairlingtonmews.org

President's Report

Renee Powlette

Once again winter is around the corner and the holiday season is upon us. It's been a very busy and productive year for the Fairlington Mews Board of Directors and we are proud what we have accomplished in 2015. We hope you are happy with the improvements being made throughout the community, details of which I've outlined below. The Mews also experienced unexpected, and costly, maintenance problems in the form of sewage backups. Details on the problems encountered and how you can help avoid this in the future are contained in this newsletter.

On behalf of the Fairlington Mews Board, I'd like to wish you a safe and happy holiday season!

Stay Connected

There are multiple ways to stay up to date with what's happening in The Mews:

- **Website:** The Mews official website is www.fairlingtonmews.org. You'll find the by-laws, handbook, recreation information, newsletters, and much more. If you choose to "follow" the website (the link is in the lower right corner), you'll be notified via email when new information is added to the site.
- **Mews Alerts:** Alerts are sent via email when important information needs to be distributed and in cases of an emergency. To subscribe to the Mews Alerts, you can sign up via the website, there is a form on the home page. Another sign up option is to can send an email to fairlingtonmews@gmail.com and request to be added to the alerts list.

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Editor: Jackie Livingston

Contributors: Suzanne Davis, Tiffany Kudravetz, Renee Powlette, Jackie Livingston

- **Facebook:** You can find us on Facebook (www.facebook.com/FairlingtonMews), like the page and posts will appear in your newsfeed. You do not need to be a Facebook member to see the page; you can go directly to the site listed above. The Facebook feed also appears on the website, on both the home and Mews News pages.
- **Newsletter:** This newsletter is distributed quarterly and is a great recap of the prior quarter and a summary of future events. If you lose your copy, you can find it on the Mews website.

Sewer Backups

You may have noticed the sewer work in courts 9 and 7, in October and November respectively. Tree roots penetrated the old pipes located in front of the units in both courts and, combined with what is flushed down toilets, created a sewage backup. The sewage backup occurred in the lowest level of the middle of the building, coming up through the drain in the basement floor, which is not a pleasant situation. The backups in both courts occurred on a Saturday but one occurred while the homeowner was away. The residents in other units of that building found backed up toilets and/or clogged drains in their basement and alerted CMC and the Board.

If this happens in your unit the first step is to call a plumber. The Mews has been using All Plumbing for its plumbing work but Dwyer was called in the second instance. The cost for snaking the drain was approximately \$1,000 each time. The Mews paid this cost because Mews owned trees penetrated the pipes

outside the building causing the backup. In both courts the yard had to be dug up and the pipes were replaced with PVC pipe. PVC is now used because it will not rot like cast iron or clay and cannot be penetrated by tree roots. The total cost of repairs for both courts will probably exceed \$100,000. This is due to the necessary repairs of the concrete and the interior of the residence where the backup occurred.

The Board is researching the option of hiring a contractor to examine all the sewage pipes looking for any potential damage via a camera. Alternatively, it may be more cost effective to purchase our own camera and have our maintenance guy, Steve Burcham, perform this work. Once research is complete for both options a decision will be made.

The Board has approved a contract to jet the lines on a yearly basis to remove debris and the lines in the Mews have been jetted for this year.

Preventing Sewer Backups

You can help prevent sewer backups and the costs associated with repairs. Your cooperation will help to keep our monthly fees low.

Only toilet paper and human waste should be flushed in toilets. The following should **NOT** be flushed down the toilet:

- Kleenex, paper towels or napkins
- Dental floss
- Hair
- Feminine hygiene products
- Baby & adult wipes (even those marked "flushable")
- Disposable diapers
- Condoms
- Pet waste & kitty litter

Backups are also caused by improper disposal of the following items in drains and garbage disposals. You should **NOT** put any of the following in your garbage disposal or sink drains:

- Grease/oil (let solidify and place in trash)
- Egg shells
- Coffee grounds
- Vegetables such as cornhusks, celery, cabbage, onions, potato peels, etc.
- Pulpy fruit and fruit seeds
- Chicken or fish bones
- Seafood shells (i.e., shrimp)
- Paint & caulk

Most garbage should go out with the trash; these items should never enter our sewer system. Thank you in advance for your cooperation.

Right of Entry

The Mews bylaws state that the condo association has the right to enter a unit if they suspect an emergency situation. Locksmiths should be aware that condominiums are co-owned and that an association has the right to enter and can be accompanied by a police officer if necessary. If you have a good relationship with a neighbor, it's a good idea to leave a key with them for emergencies. When the sewage backup occurred in court 9 it was several hours before a locksmith gained entry, exasperating the situation.

B-Building Update

Work has begun to update the common spaces in the apartment buildings and is progressing nicely. The contractor's plan is to complete three buildings simultaneously so that carpet can be installed on the same day for all three buildings. If you live in one of these buildings you will need to remove your belongings from the hallways on both levels. You will see a vast improvement to the décor once they are all complete. The Board would like to thank Sarah Skarda of court 2 for her work getting this project moving and continuing to work with our contractor to ensure everything is perfect.

Painting & Gutters

The Mews has kept several contractors busy over the past few months. Painting for courts 1-6 began in September and has continued through November. If you were here during the last painting cycle, you may have noticed that this cycle is taking a lot longer. On the recommendation of the Board of Fairlington Arbor, Kolas Contracting was hired for this painting cycle and they are doing the proper prep work instead of just painting over the old paint. They are scraping and sanding many years of accumulated layers of paint, as well as marking areas of rotted wood that need to be replaced. The Board has received great feedback from co-owners noting the excellence of the work being done by Kolas.

The Board approved a contract for Katchmark to replace the current four-inch gutters with six-inch gutters to improve water flow away from the building and reduce the potential for water seeping into basements. This work began in court 15 and will continue through all 15 courts until the work is complete. In removing the old gutters, Katchmark is also replacing rotted wood as it is found. Our maintenance guy, Steve Burcham, is supervising all work but please let CMC management know if you see any work that is not done properly.

Parking in the Mews

In accordance with the Mews Handbook you are required to have a valid vehicle registration in order to park on Mews property. If you are new to the community please do not forget to update your registration to your current address. Vehicles that are regularly parked within the County are required to display a valid county decal. Please review the state registration and licensing requirements at www.dmv.state.va.us. Arlington County requirements can be found at <http://taxes.arlingtonva.us/vehicles/vehicle-registration/>.

Winterize Your Unit

It's that time of year when the outside faucets need to be turned off to prevent pipes from bursting during freezing temperatures. Turn the water off from the inside first then open the outside faucet to drain any remaining water and leave the faucet in the open position. In most units, the shut-off valve for the backyard faucet is under the kitchen sink and the shut-off valve for the front faucet is in the basement next to, or above, the hot water heater. Hoses should be removed from faucets as the water trapped in the hose can travel back into your pipes and freeze.

Please take every precaution to prevent pipes from freezing by ensuring that your heat is on and the thermostat is set at a temperature that's high enough to keep your pipes

from freezing. This is especially important if you are away from home for an extended period of time. If residents do experience burst pipes, damages incurred to your unit and any other unit impacted, is the responsibility of the owner.

While you're outside turning off your faucets, please also check the downspouts that may be in your patio and clear away any leaves or other debris that may be blocking them. This ensures that water from heavy rain or melting snow can flow freely and does not back up and possibly enter your unit.

Loss of Water or Electricity

On October 29 several courts in the Mews were without water for 12 hours due to a water main break that occurred across the I-395 Bridge. The water was turned off at approximately 5:30 p.m. by Arlington County. If water is turned off at night or on the weekends, this is most likely due to a water main break and is controlled by Arlington County, not the Mews. You can call Arlington County's 24-hour hotline to confirm at 703-228-6555; do not call the CMC emergency number. This is no different than if the electricity goes out and you would call Dominion VA Power at 1-866-366-4357.

The Mews occasionally has to turn the water off for a specific court in order to perform repairs. This will typically occur during normal business hours and notices are distributed in advance.

CMC After Hours Emergency Number

The CMC Emergency number is 703-631-7200 and should only be called in the event of an emergency that occurs outside normal business hours. The association is charged \$50 for every phone call received by the CMC emergency center. Events that constitute an emergency are those that cannot wait until the next work day and are under the control of the management company. Examples of an emergency include, but are not limited to: your ceiling caved in due to water damage, fallen tree on your home, or you are experiencing a sewage backup in your basement. Please help us control costs and contact the appropriate party in the event of an emergency or loss of utility services.

Caroling & Cookie Exchange

The Recreation Committee has planned the Mews annual Caroling and Cookie Exchange for December 20th at 3:30pm. We will meet at the "Christmas tree" in Court 11 (3400 block of South Wakefield). We'll have jingle bells for the kids and songbooks will be provided. Caroling will be followed by hot cider, sweet treats, and a surprise visit from Santa back in Court 11. Please bring cookies to share and your camera!

Please RSVP to Tiffany Kudravetz at hoomew@gmail.com if you'd like to attend and/or if you would like us to stop at your house along the caroling route. If you would like to help plan social events for our community, or if you have suggestions for future events, please email Tiffany.

Santa Claus is Coming to Fairlington!

According to the All Fairlington Bulletin, Santa Claus will be taking his annual fire truck ride through Fairlington on December 12 between 3–5pm. He will leave the Fairlington Fire Station at 3pm where he will ride through North Fairlington and stop at the North Fairlington Community Center for 15 minutes. He'll then continue through the South Fairlington neighborhoods with a stop at the Fairlington Community Center. For a detailed schedule and a map of his route, please check the FCA website: www.fca-fairlington.org or the All Fairlington Bulletin.

Tree Mapping

One of the long-term projects the Landscape Committee has tackled is to identify and map all trees in the Mews, which is no easy task. The reason for documentation is to improve the Landscape Committee's ability to track tree maintenance and to help make informed decisions about tree replacement.

Fortunately, we did not have to start from scratch. A "master plan" landscape map was created in 1979, and probably represented a vision of how the Mews community could look. The trees on the map were identified only as evergreen, deciduous, or canopy. Though a rough plan, one positive aspect of the document was that it detailed all the courts. In order for our current mapping efforts to

proceed, the map had to be hand traced and scanned as a jpeg. Each court was then cropped from the bigger map "picture" and made into its own page.

Tree identification was going slowly, until Kyle Thurman from Environmental Enhancements stepped in to lend a hand. In the course of several hours, work was complete. Now the data is being entered onto each of the court maps. A second, and sometimes third page follows each map and includes a table with the tree's common name, picture, web link, and room for notes. The maps are easy to update and provide a way to track tree maintenance. Take a look at the pdf of the trees in Court 4 on our web page as an example. More pages are coming soon.

Activity Court Repairs & Survey

In the Fall newsletter you were notified that the activity courts were being closed for repairs, which made many residents unhappy. We heard you! Steve Burcham completed temporary repairs and the courts were quickly reopened. The Board is continuing to investigate the best option, whether it is repair or replace. We'd like to thank everyone who participated in September's survey to determine the type of activity court that best suits our residents. The survey indicated that the majority of residents want the court to remain a combination tennis/basketball court.

The steps leading to the tennis court on 36th Street were replaced in October.

395 Express Lane Expansion

There are plans to extend the Express Lanes on 395 to the District line. Currently, the Express Lanes end at Rt 236 and are HOV only to the District. Carpools with three or more will continue to ride for free.

The plans also include expanding the reversible HOV lanes from two lanes to three. The website states that the third lane will be built within the existing footprint of the 395 HOV lanes. Construction is due to begin in Spring 2017.

For more information on the project, please go to www.395expresslanes.com

Project officials have reached out to the associations within Fairlington and are coordinating a presentation with the Fairlington Citizens Association (FCA) at the January meeting. Residents will be invited to attend to learn about the project and any impact to our community. The FCA meets the second Wednesday of the month at the Fairlington Community Center. For more info on the FCA please review their monthly newsletter that is distributed throughout Fairlington or their website: www.fca-fairlington.org.

Court Representatives Needed

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. The role of the court reps is important but does not require a lot of time. The duties include:

- Familiarizing yourself with the Mews Handbook and website so that you can answer basic questions or help neighbors find the information they are looking for.
- Introduce yourself to residents in your Court and inform them you are available for questions or concerns.
- Welcome new residents to your Court and inform them of the Mews rules and resources available to them such as the website, newsletter, Facebook and Mews Alerts.
- Solicit proxies for the Annual Meeting.

Court Reps are not responsible for:

- Enforcing any rules established by the Mews.
- Negotiating disputes between residents.

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

December 5: Large Trash Pickup

December 20: Caroling & Cookie Exchange

December 25: Christmas Day – **no trash pickup!**

January 1: New Year's Day – **no trash pickup!**

January 2: Large Trash Pickup

January 27: Board of Directors Meeting @ 7pm, Fairlington Community Center. *Note that this meeting will be held on Wednesday due to room availability.*

February 6: Large Trash Pickup

February 25: Board of Directors Meeting @ 7pm, Fairlington Community Center

Please note: A Board meeting will not be held in December.

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: *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: *Jackie Livingston*, 4662B 36th St. S., 703-819-3013— *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*, 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 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@wd-ae.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
 Direct Line: 703-230-8579
 dfrazier@cmc-management.com