

MEWS NEWS

www.fairlingtonmews.org

President's Report

Renee Powlette

It seems like it was just summer and we were planning a pool party but now Christmas is around the corner again. Last year we had a lot of fun caroling around the neighborhood in early December so please read this newsletter for information about caroling again this year.

We began 2016 very interested to find out about Verizon FiOS and what it could bring to the Mews and we're ending the year well on our way to an individual co-owner being able to order service for a unit. We realize the installation process has been disruptive and the PVC pipe isn't exactly attractive but we hope the benefits outweigh the inconvenience. The PVC pipe that is tacked along the fences on the inside of the patios can be lowered and buried in the ground if you have not extended your patio to the fence line. We will begin the process to replace our privacy fences in 2017 and it will be easier to bury the PVC pipe then as well.

To wrap up 2016, we completed a massive project to replace our gutters which involved replacing the rotten wood hidden behind them. This was a once in 40-year project and a good investment to help alleviate problems with water entering our units due to gutters that were too narrow to handle debris and heavy downpours. Painting continues throughout the Mews that was done last year for courts 1 - 6. This involves scraping the built up paint from prior years and replacing any rotten wood the contractor finds.

This year also found many of us dealing with mice in our units over the summer, which is unusual. In speaking to exterminators, the mild winter we had last year allowed the mice population to explode and apparently, they like living in our Fairlington units as much as we do. We had our contractor check the rat traps more regularly to make sure they contained poison but ultimately, it only takes a very small space for them to enter your unit. Check your HVAC hoses and dryer vents to make sure there are no

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holes that can be filled in to prevent entry. If you've had your kitchen remodeled, make sure there are no holes behind your ovens or around the pipes under your sink where they can enter as well.

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

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 or 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.

Treasurer's Report

Lori Stuntz

Our annual audit is underway and we received the first draft in November. Nothing is official until we receive the final audit, but we did end the year with a deficit in our operating budget. Fortunately, we had unappropriated equity leftover from our FY 2015 budget surplus to cover this deficit. The final audit should reflect a small amount (\$2-3,000) remaining in our unappropriated equity. If you attended the annual meeting, you know that we predicted an operating loss for last year and that is why we voted to increase fees 2% for FY 2017.

Last year was big for reserve spending. The cost for gutter and wood replacements through all 15 courts was over \$400,000. The B-building renovations came in at \$90,000 and we spent \$80,000 refurbishing the

activity court by the pool. Another almost \$90,000 went towards sewer line replacements. Add in the parking lot work and some porch replacements and we spent approximately \$780k this year! We still ended the year with a reserve balance of \$1.65 million. Our next big project will be the patio and King Street fence replacements and then we should be in a rebuilding phase for our reserves -- meaning we won't have any major projects like the fences or gutter projects scheduled for a few years while we let the reserve balance grow.

Many thanks to those who have expressed interest in the finance committee, but we still need a finance committee chair. Please let me know if you are interested in either chairing or serving on the finance committee!

Winterize Your Unit

As old man winter approaches it's time to turn off the outside faucets to prevent burst pipes during freezing temperatures. First turn the water off from inside your unit, then open the outside faucet to drain any remaining water and leave the faucet in the open position. Hoses should be removed and stored for the winter because any water trapped in the hose could travel back into your pipes and freeze.

In most units, the shut-off valve for the backyard faucet is under the kitchen sink. You'll find the shut-off valve for the front faucet in the basement next to, or above, the hot water heater.

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 away from your unit.

Storage in Common Areas

Storage of personal items in the common areas of Mews property is not permitted. The common areas of the Mews include the hallways of B-buildings and any area outside of your patio. Steve Burcham notified the Board that after several warnings to homeowners he has removed items he found stored in common areas. Please be mindful of this and keep all personal items inside your unit and/or patio.

Landscape Committee

Lois Starkey

As the winter approaches the Landscape Committee will be planning for spring. We will assess foundation beds to determine whether existing plantings need to be pruned and/or removed where there is overgrowth or unhealthy vegetation. We will also assess existing plantings for insect infestation and determine what new plantings are needed. We are always seeking suggestions from residents for improvements to the Mews landscape, so don't hesitate to contact the committee Co-Chairs, Lois Starkey at loisstarkey@yahoo.com or Judith Guerny at Guerny@verizon.net.

The landscape contractor will be out one last time before Christmas (Between the 15th and 25th of December) to remove any remaining leaves. During late winter the landscape contractor will conduct rejuvenation pruning on landscape beds in Courts 1–8. Winter rejuvenation pruning every three to five years is essential to the health and sustainability of the foundation shrubs. Some of the shrubs will be cut back by as much as 60%, depending on the species. One third of old canes will be removed.

As reported in the last newsletter, patio fencing will be replaced beginning in 2017. We are continuing our assessment of the height and condition of all trees inside the patios. We will also be making 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.

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 and put a red reflector out to alert the landscaping crews. We are also looking for more volunteers to water. Please let us know if you are interested in helping out.

Caroling & Cookie Exchange

The Recreation Committee has planned the Mews Annual Caroling and Cookie Exchange for December 11th 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 in Court 11. Please bring cookies to share and your camera!

If you would like us to stop at your house along the caroling route, please email Renee Powlette at rpowlette@yahoo.com.

The recreation committee could always use help planning events. 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

Santa Claus is Coming to Fairlington!

According to the FCA website Santa Claus will be taking his annual fire truck ride through Fairlington on December 10 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.

2017 Home and Garden Tour

The Fairlington Historical Society is searching for chair(s) and volunteers to begin planning for the biennial Home and Garden Tour scheduled for May 2017.

This very popular event will again open some of Fairlington's most inventively renovated and decorated homes and patios. If you are new to the community, there is no better way than helping with the tour to get ideas for your own home and to learn about the contractors who do this kind of work.

If - and only if - a chair and volunteers can be secured before January 10, 2017, a kick-off reception will be held for anyone willing to open their home for the tour and to help manage the event on Friday, January 27, 2017 in the North Fairlington Community Center (7 pm).

Interested? Please contact us at www.fairlingtonhistoricalsociety.org or call Patty Clark at 703.820.7328.

Need a Fairlington Holiday Gift?

The Fairlington Historical Society's *Fairlington at Fifty: May 1943-May 1993* - the definitive history of our community - is available for \$20 plus \$3.00 for postage and handling.

Filled with photographs, history, stories of Fairlington's development and neighborhood life, and featuring an update to 2003, the book is a perfect holiday gift for neighbors and former neighbors. Download the order form at fairlingtonhistoricalsociety.org or call Patty Clark (703.820.7328).

Neighborhood Reminders

RECYCLING



On Tuesday evening or Wednesday morning, residents may place the following items in the 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 3: Large Trash Pickup

December 11: Caroling & Cookie Exchange

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

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

January 7: Large Trash Pickup

January 26: Board of Directors Meeting @ 7pm, Fairlington Community Center. *No*

February 4: Large Trash Pickup

February 23: 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:

www.fairlingtonmews.org

Board Minutes/Newsletters

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

Mews Trash & 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)

The meeting schedule and minutes are available on the Mews website, www.fairlingtonmews.org

COMMITTEE CHAIRS

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

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 – Megan Chiarelli, 717-586-7494, megan.chiarelli@gmail.com
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