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## President's Report

It's been more than two months since our annual meeting and the new board has been very busy! Please read this entire newsletter so you are informed of all of our exciting new changes.

### New Board Member & New Website

Please welcome Jackie Livingston as our newest board member; she is replacing Tiffany Kudravetz as Secretary. Jackie has not only agreed to take over editing and managing our newsletter, but she has taken on the long needed task of creating our own Mews website. Jackie has never created a website before, but she figured it out and we are very happy with the result. Go to [www.fairlingtonmews.org](http://www.fairlingtonmews.org) to check it out. To receive notifications when news is posted to the blog page entitled "Mews News" please enter your email address by clicking 'follow' in the lower right hand corner of the page. We will also have a new email distribution from our [FairlingtonMews@gmail.com](mailto:FairlingtonMews@gmail.com) account.

### Thank You Tiffany!

The Board would like to thank Tiffany Kudravetz for her hard work on the board over the last five years. While serving as Treasurer, she worked with a financial advisor to grow our savings at a great rate of return. Last year she became Secretary and took on editing and managing the newsletter, as well as, becoming the Recreation Chair. She has spent many hours creating recreation passes and ensuring the pool is running smoothly. We were very lucky she stepped up to join the Board and even had two kids during that time!

### Apartment Building Entryway Updates

The Board approved a contract to update the B-building common spaces. All buildings will receive new carpet, paint and light fixtures. A chair rail will be added and the front doors will be repainted. The work is expected to begin by October and finish not later than January. Thank you to Court Two resident Sarah Skarda for her help with this effort. She spent many hours meeting with potential contractors, paint experts and carpet professionals to help us arrive at a decision that we feel everyone will approve of. The décor of the entryways will be beautifully updated and looking fabulous!

### The Mews Is For Residential Use Only

The Board has dealt with multiple issues this summer regarding improper use of individual condominium units. Per our Master Deed, you are not allowed to rent your condo for less than a thirty-day period or run a hotel like business. You are also required to have a lease for anyone renting your property. Arlington is becoming a more urban area and you may be tempted to do a short-term rental on a site such as [airbnb.com](http://airbnb.com), but be aware that this is prohibited. You are also not allowed to run any type of business from your unit that entails customers coming to and from your unit. This is against the Mews bylaws as well as Arlington County zoning regulations.

### Recycling and Trash

Walking around the Mews on Tuesday nights you will see a lot of recycling gone wrong. When you throw a plastic back full of glass/plastic or paper into the bins, it ends up as trash, not recycling. Plastic bags cannot be recycled and paper/cardboard should be placed outside the bins, not in them. Very few courts are recycling correctly and therefore, the benefits of recycling are being lost. With regards to regular trash, we still see trash being put out at night or in the afternoon on a weekend after Saturday's trash pickup. Some residents are defiantly ignoring the rules even after repeatedly being told not to break them. It's a shame for those of us who take pride in our community to see this continually occur.

Renee Powlette, Board President  
[rpowlette@yahoo.com](mailto:rpowlette@yahoo.com)

## End of Summer Pool Party!!!

The pool party at the beginning of summer was such a success that we are doing it again to close out the summer season.

Party is Sunday, September 6th at 4 p.m. Pizza, soft drinks and water will be provided.

Please come out to have fun with neighbors and enjoy Fairlington Pizza's finest pies!

## *Treasurer's Report*

The Mews 2015 fiscal year ended July 31, and the 2016 budget went into effect August 1. Mews co-owners approved a 0% fee increase at the annual meeting, which means there is no change to your condo fees this year. The books aren't finalized on fiscal year 2015 just yet, but so far we expect to end the year with another surplus. We will send everything to the auditors this fall, and will receive our final audit around January. After the audit, we will start work creating next years budget!

A big part of the budget process this year will be obtaining a new reserve study. If you haven't reviewed the reserve study, you should take a look. The study is available on the website (<http://fairlingtonmews.org/handbook-forms/reserves-study>). The reserve study estimates the useful lives of the Mews common property (ex: roofs, fences, pool deck) and estimates the cost of maintaining these assets. The study also specifies how much money we should contribute each year in order to fund our expected

future expenses. As you may know, our 2012 reserve study assumed a lower inflation rate than our 2009 study and subsequently lowered the funding amount we needed to contribute to the replacement reserves in order to meet our future reserve needs.

The reserve study will be updated this year and the finance committee will begin meeting this fall to discuss any changes we may or may not want to make to our reserve plans. We will alert the entire community once we have a time and date set for our first meeting. The plan is to meet sometime late September or early October. Reserve expenses are always a hot topic at our annual meeting so I hope to see some of you at this meeting! Please contact me if you want more information or to be involved in the process.

Lori Stuntz, Board Treasurer  
[stuntle@gmail.com](mailto:stuntle@gmail.com)

## *Fence Committee*

Thank you to everyone for being patient as we have been delayed in moving the fence project along. Our team will begin meeting in September to begin work on the project tasks. As we move forward we will be presenting plans for staging the construction work at each owners fence area, which is critical to those who have gardens around their fence. If you have any questions, please contact Sean Beachy at [sbeachy@wd-ae.com](mailto:sbeachy@wd-ae.com).

## *Recreation Committee*

A great summer at the pool will come to a close September 13, 2015. Before then, please join us for a pool party on Sunday, September 6th, from 4-6p.m. (rain date 9/13). We will provide pizza from Fairlington Pizza, a variety of soft drinks and water.

All residents are reminded that pool passes are permanent and do not expire at the end of the season. There will be a \$5 reissuance fee for each lost pass. If you requested a new pass this summer and did not pick it up, or if you stored your pass at the pool, please be sure to pick it up before the pool closes for the season.

Looking ahead, our next big event will be caroling around the Mews in December. If you would like to help plan social events for our community, or if you have suggestions for future events, please email Tiffany at [hoomew@gmail.com](mailto:hoomew@gmail.com).

## *Activity Court Closure & Renovations*

The Board has decided to close the Activity Court near the swimming pool due to the large cracks that make us concerned for your safety. The double tennis courts located on 36<sup>th</sup> Street South are available during the closure. The court is located next to Mews Court 6.

At August's Board Meeting, Dwayne Frazier, our property manager, presented his research to repair the activity court. He has found that we cannot repair it by adding an additional layer but it is best to replace it. Mr. Frazier will be obtaining bids for court renovations and will be providing them to the Board.

The Board expects this project to be expensive and wants input from our co-owners on the type of activity court that you would prefer. We can keep the court as a tennis/basketball court, or it was suggested that we make it more versatile by eliminating the tennis option, but keep the basketball court, and allow children to ride bikes, play hockey, etc.

We're taking a survey! Help the Board decide the best use of our Activity Court by logging onto Survey Monkey to indicate your preference: <https://www.surveymonkey.com/r/CourtRenovations>. The survey link will also be posted to the Mews Facebook page and website. The survey closes Wednesday, September 16. Votes will be tallied and presented at the Board Meeting on Tuesday, September 22. If you can't make it to the Board Meeting, you'll also find the results posted to the Mews

# 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 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 5:* Large Trash Pickup

*September 6:* Mews Pool Party @ 4pm

*September 7:* Labor Day

*September 13:* Pool Closes for season

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

*October 3:* Large Trash Pickup

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

*November 7:* Large Trash Pickup

*November 26:* Thanksgiving Day – **no trash pickup!!!**

**Please note: Board meetings for September & October will be held on Tuesday due to room availability.**

## 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

**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  
**2<sup>nd</sup> 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 36<sup>th</sup> 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. - 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 & 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 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 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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