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# Mews NEWS

*The Newsletter for  
Fairlington Mews  
Residents  
Volume 2002 Issue 2  
June 2002*



## MESSAGE FROM THE PRESIDENT

Summer is here! Maybe not technically, but the pool is open, the children are playing, and everyone seems to be walking, running, biking, or rollerblading through our beautiful community. And it is lovely, with spectacular peonies this year, green trees and grass, and hydrangeas just starting to flower. Everywhere, the hanging baskets and lower pots are teeming with color, making us certain that this summer will be spectacular. One cautionary note, though: the sustained drought has made conditions difficult for the Mews' trees and shrubs. Please assist Elizabeth Grenfell (Court 15) and the Landscaping committee by watering when you can. Trees are often most neglected and most affected by drought. Any questions about your particular specimen or other landscaping issues, please call her.

David Biette (Court 9) and the new Recreation Committee have approved new rules for the pool, tennis courts, and their use. You received a copy of these rules with your pool application. Additionally, the committee seeks volunteers to work on its annual Labor Day picnic, ensuring a full Mews turnout and a successful day. Our new pool contractor, World Pool, has made some exciting improvements to the pool; check them out! Just don't forget your pool pass! Speaking of pool passes: information on how to get them is included in this issue.

Another David, David Baker (Court 9), has chaired the Management Committee, that committee tasked with determining the needs of our community with regard to the award of our management contract. Details of the management proposal approved by the Board are included in this issue.

All in all, things at the Mews are going swimmingly, as the Recreation Committee likes to say. The Board has approved

a new budget, details of which will be sent to you under separate cover, and Mews committees (Grounds, Management, Mews News, and Recreation) continue to draw new members. Additionally, our annual meeting for co-owners will be held on Tuesday, June 25 at 7:30 PM in Room 10 of the Fairlington Community Center. I would like to invite you personally to attend and to bring your neighbors. We have two board seats open, and I would encourage any of you with ideas and interest to run. Candidate resume forms will be included with your mailing and are available on-line at [www.fairlington.org/Communit.htm](http://www.fairlington.org/Communit.htm). If you are not yet ready to run for the Board but want to help somewhere, I encourage you to join a committee. Our committees are a viable and integral part of the Board and do great work on behalf of us all. See below for additional information about the budget and elections.

As always, I am available to discuss your comments or concerns. Please contact me at [shannon\\_watson@hotmail.com](mailto:shannon_watson@hotmail.com), referencing Mews in the subject line.

Happy Summer!

Shannon. Watson  
President, Fairlington Mews

## ANNUAL MEETING

Our Annual Meeting will be held on Tuesday, June 25 at 7:30 PM in Room 10 of the Fairlington Community Center. At this meeting we will elect new Board members and approve the budget for Fiscal Year 2003. Please plan to attend. We must have a quorum (50% of the units represented) for the meeting to be official. *If you are unable to attend, it is very important that you give your proxy*, which was mailed to you during the second week of June, *to your court representative or a neighbor who is attending.*

## **BOARD ELECTION**

At our Annual Meeting on June 25, we will elect three Board members. Gordon Avery, a current Board member, will stand for reelection. Ann Loughlin and Bruce Engelbert will retire from the Board. We need at least two people to run for these seats. It is an important responsibility, but one that should not take too much of your time. Please consider serving your community in this way. Candidate resume forms were included in the mailing of the Annual Meeting notice and are available on the Fairlington website at [www.fairlington.org/Communit.htm](http://www.fairlington.org/Communit.htm).

## **COMMENTS ON THE FY 2003 BUDGET**

Your Board of Directors is proposing a budget of \$664,018 for FY03. This would result in a 6% increase in our monthly condo fee. The Board believes the budget is both responsible and appropriate for meeting our current and future needs.

The biggest expense increase in the budget this year is for insurance which amounts to a \$5,995 increase from last year's budget. For the most part, the remaining expenses will be the same or be lower than the FY02 budget. For example, trash collection and snow removal are budgeted for a total which is \$2,000 lower than the FY02 budget. Offsetting that \$2,000 savings, however, is our new pool contract which is \$2,000 more than last year. Concerning income, our interest income is expected to be \$7,100 less than what was budgeted for FY02.

The remaining funds from the 6% increase in condo fees are allocated to increasing our reserve contribution from \$222,482 to \$237,179, to address long term infrastructure replacement and renovation requirements. As noted in the comments to the FY02 budget, so far we have replaced three sewers at a cost of almost \$50,000. This depleted our common element reserve fund, which must be replenished to fund the upcoming renovation of the sixteen entrances to our apartment units, and to fund replacement of the other sewers before they fail and cause damage to the common areas and condo units. While we appear to have a substantial amount of funds in the roofing reserve, a significant portion of our roofs have reached the end of their expected lives. Depending on the size of the roof, the replacement can cost between \$50,000 and \$120,000.

We believe the proposed increase to the reserves will help to ensure that Fairlington Mews continues to meet its infrastructure requirements in a fiscally responsible manner.

## **From the Recreation Committee**

The Mews Pool opened for the summer on Saturday, May 25th. Along with the new pool management company, our pool rules have been revised. Please be sure to read them carefully (they are posted at the pool in case you do not still have the copy that was mailed to you with the pool application).

Mews residents are entitled to a recreation pass for each member of their household residing with them. Friends, family members living elsewhere, and guests are not eligible for passes. Guests of Mews residents are welcome at the pool at no charge. Applications for recreation passes will be accepted at the pool but passes will not be issued on the spot. All condominium assessment accounts must be current in order to receive a 2002 Recreation Pass.

Tenants of absentee Co-Owners may obtain a Recreation Pass for themselves and each member of their immediate families, age 12 or over, who reside with them (again, no friends, family members living elsewhere, or guests). The application must contain the name, mailing address, and phone number of the Co-Owner (landlord) of the unit or that of the Co-Owner's representative (such as a real estate management company). If you have not received an application, please download the form at: <http://home.earthlink.net/~dbiette/pool/pool.htm> or call David Biette or Ann Timmons at 703-820-9589 to make arrangements to get an application and a copy of the pool and tennis rules. Fill out the application and return it to Ann and David. We would ask that you enclose a copy of the face page of a utility bill (telephone, cable, electric) that has your name and address on it.

If you have any questions or suggestions about the pool or tennis courts, please call us or send an e-mail to [mewspool@biette.com](mailto:mewspool@biette.com). We look forward to seeing you at the pool!

## **Mews Hires Financial Manager**

The Mews Board has hired the firm of Morgan Stanley Dean Witter to manage our investments. This firm manages the funds of the Fairlington Green and the Villages. Currently, our available funds are put into fully insured certificates of deposit and U.S. Treasury Notes and will be laddered to maximize our return. This approach will allow us to increase our returns without sacrificing the security of our principle.

## **Management Contract Reviewed**

David Baker led the Mews Management Committee, which looked into whether or not the Mews should renew our management contract at this time. After discussions with co-owners, other managed communities, and prospective

management firms, the committee recommended that we stay with Legum & Norman, but strengthen and clarify the actual management contract reflecting desired responsibilities and expectations. The Board accepted this recommendation. The committee has agreed to develop the new contract language. If you have any ideas or would like to participate in this effort, please contact David at (703) 998-0695.

## **NEED A NEW APPLIANCE?**

Legum & Norman has an arrangement with Sears Commercial Sales which enables co-owners to purchase new appliances at special group prices. For selection information and pricing, call Brian Reinhardt at the Appliance Select Center in the Sears Fair Oaks Mall store (703-385-2330). You will need to mention the special account number which is 01-011653-000.



## **QUIET PLEASE**

*Now that the weather is warm many of us are spending more time outdoors. Sometimes it is easy to forget that noises carry and can be disturbing, particularly late in the evening or early in the morning. If you have pets or are hosting a patio party, please remember to be respectful of your neighbors and keep the noise at an appropriate level.*

### **MewsNews**

Published by the Fairlington Mews Board of Directors for owners and residents in Fairlington Mews. Suggestions or items of interest from residents are always welcome.

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**Meeting Calendar**

Board of Directors

Annual Meeting scheduled for June 25 @ 7:30 PM

Fairlington Community Center

	<u>Liaison</u>	<u>Address</u>	<u>Phone</u>
<b>Board of Directors</b>			
President	Shannon Watson	4632 S. 34 <sup>th</sup> Street	(703) 931-7938
Vice President/MewsNews	Bruce Engelbert	4643 S. 36 <sup>th</sup> Street	(703) 578-0875
Treasurer	Seth Low	4644 S. 34 <sup>th</sup> Street	(703) 379-0155
Secretary	Ann Loughlin	4640 S. 34 <sup>th</sup> Street	(703) 998-8532
Grounds	Gordon Avery	4655 S. 36 <sup>th</sup> Street	(703) 820-3134

**Committee Chairs**

Grounds	Elizabeth Grenfell		(703) 845-3654
Recreation			
Lights - Center Area	Celia Luxmoore & David Baker		(703) 998-0695
Carriage Lamps	Janice & Larry Peters		(703) 578-4992

**Court Representatives**

1. 3600-3616 S. Wakefield	Tom Roberts	3616 S. Wakefield Street	(703) 820-1992
2. 4606-4630 S. 36 <sup>th</sup>	Diane Secci	4616B S. 36 <sup>th</sup> Street	(703) 820-8975
3. 4632-4636 S. 36 <sup>th</sup>	VACANT		
4. 4638-4654 S. 36 <sup>th</sup>	Myrta & Ricardo Alonzo	4646B S. 36 <sup>th</sup> Street	(703) 824-0631
5. 4656-4674 S. 36 <sup>th</sup>	Renee Powlette	4670B 36 <sup>th</sup> Street	(703) 671-2774
6. 4676-4698 S. 36 <sup>th</sup>	Ann Wilhelmsen	4680A S. 36 <sup>th</sup> Street	(703) 931-9053
7. 4667-4671 S. 36 <sup>th</sup>	Gordon Whyte	4667A S. 36 <sup>th</sup> Street	(703) 578-4564
8. 4664-4686 S. 34 <sup>th</sup>	Brenda Camenzind	4678 S. 34 <sup>th</sup> Street	(703) 671 1677
9. 4624-4658 S. 34 <sup>th</sup>	Tom Corbin & Ron Patterson	4624 S. 34 <sup>th</sup> Street	(703) 931-0687
10. 4600-4618 S. 34 <sup>th</sup>	Frances Kerns	4602 S. 34 <sup>th</sup> Street	(703) 671-0921
11. 3408-3458 S. Wakefield	Robert Griss	3418 S. Wakefield Street	(703) 824-0324
12. 3500-3544 S. Wakefield	Victoria Lipnik	3512 S. Wakefield Street	(703) 379-7160
13. 4601-4611 S. 36 <sup>th</sup>	Joanne Herman	4603B S. 36 <sup>th</sup> Street	(703) 931-5867
14. 4615-4637 S. 36 <sup>th</sup>	Craig Wagner	4631 S. 36 <sup>th</sup> Street	(703) 931-7549
15. 4641-4665 S. 36 <sup>th</sup>	Elizabeth Grenfell	4661A-2 S. 36 <sup>th</sup> Street	(703) 845-3654

**Additional Important Numbers**

Sewer Back-up	Dwyer Plumbing.		(703) 751-9500
Trash Collection	Jeffrey's Trash		(703) 591-9550
Large Articles of Trash	Put out at CURBSIDE on the 1st Saturday of the month or call Jeffrey's Trash for pick-up at your expense		(703) 591-9550
Management Agent	Legum & Norman		(703) 600-6000
	4401 Ford Avenue, Suite 1200, Alexandria, VA 22302		
	Sherrille A. Opal, PCAM		(703) 848-4339
	Inas Hadich, Assistant		(703) 848-4325

24 Hour Maintenance Call-In Legum & Norman (703) 848-4325  
**EMERGENCY NUMBER (703) 600-6000**