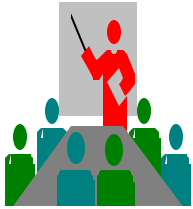


- Annual Meeting
- New Items

- FINS Summer Swim Program
- Thank You Don Taylor

# MewsNEWS

*The Newsletter for  
Fairlington Mews  
Residents  
Volume 00 • Issue 3  
July, 2000*



## ANNUAL MEETING

The Fairlington Mews annual meeting was held on June 20, 2000, at 7:30 PM in the Fairlington Community Center. Although a full quorum was not present, essential business was transacted, including approval of the budget and election of a Board member to fill a vacancy. These actions will become official upon expected receipt of the needed proxies, at a follow-up meeting at the home of Bruce Engelbert on June 27, 2000. There was also considerable discussion of a number of issues of interest to Co-owners who were present.

## BUDGET

The budget, as presented and unanimously approved, totaled \$602,556 for FY 2001, an increase of 3.7% over last year. This will require an increase of monthly condo fees by approximately 4%. The background for these increases includes deficits for the past three years, totaling \$48,000 and estimated to be about \$20,000 this fiscal year. Expenses have slowly risen during this interval, and there has been no increase in condo fees since 1995. This past year we had unexpectedly large expenditures in caring for our trees (one of our most valuable community resources), insurance, lamp repair, pool contract, and snow removal.

The \$397,399 operating expense budget should be sufficient to cover our normal costs. Administrative expenses increase 33% over this year's budget, but are the same as our actual expenses for this year. The growth is a result of fee increases for management services not covered under the management contract, and for larger volumes of photocopying, mail and other routine activities. Insurance rates are up, due to a fairly high number of claims for plumbing problems and water infiltrating buildings. We have to replace a lot of rotten wood and problem gutters, which is why there is a 150% increase in this category. And after this past winter's experience, we believe it is prudent to budget more for snow removal.

The proposed budget for reserve funds is \$205,157, which is 7% less than last year. We believe this is still prudent after we write off the recent deficits of \$48,000, because there were surpluses in the preceding years which caused "over-contribution" the previous years.

Finally, it was noted that, even with a 4% increase, our condo fees are still substantially lower than all but one of the Fairlington communities.

## DIRECTOR ELECTED

Because Pete Kloepfel has moved away, we have been one director short this spring. A single candidate was identified, and Shannon Watson was elected to the Board of Directors by acclamation. Shannon declared an interest in convening an active Buildings and Grounds Committee, and had some ideas about additional ways to use the court representatives to improve communication and services.

## INVESTMENT OF RESERVES

Bruce Engelbert raised the question whether there was support for granting the Directors discretion to invest up to 10% of reserves in non-FDIC insured financial vehicles. A number of opinions were expressed from the floor. There was no overwhelming consensus either for or against this investment strategy. The tradeoffs were between higher rate of return vs. risk and potential tax consequences. It was emphasized that no more than 10% was involved and only if circumstances made the choice particularly attractive.

## TRASH ISSUES

There was discussion of our contract for trash collection. Several members noted that, on certain days, trash sits out all day, both unsightly and a health hazard. Further, the crows are more than ready to open bags and scatter garbage about the lawns. We have longstanding contract with Geoffrey's Trash, and believe that moving to another provider would be an additional expense of \$20,000 or more. Some of the fault is Mews residents, who put the trash out the night before, or who put it out after trash has already been picked-up. It is

apparently only a few times a year that a collection is totally omitted.

The denouement: this year we can't afford to change but will keep the matter under advisement. Meanwhile:

- ✓ Don't put trash out the night before, or after the daily pick-up has been made.
- ✓ Make sure bags are tightly closed.
- ✓ Use pepper on the bags to discourage crows and other animals.

## NEXT BOARD MEETING

The next regular Board Meeting will be held Wednesday, July 26 at 7:30 PM in the Fairlington Community Center. All Board Meetings are open, and interested Co-owners are invited to attend.



### NEWS ITEMS

#### Buildings and Grounds

At the annual meeting, and at some of the preceding Board meetings, there was discussion of issues related to building and grounds care. The single most contentious issue was the decision this year to spray with herbicides. This is an issue about which persons of good faith could legitimately disagree. The Board was responding to some areas in the common exterior grounds which had significant weed problems. The materials used were EPA approved, and the scientific evidence for their being dangerous, as used, is weak. On the other hand, some of our residents have strong feelings against the use of these chemicals, and believe that there are other ways to manage the weeds. There have been some reversals of EPA approval in the past few weeks, and one cannot be entirely sure what the final verdict will be. One court requested that their court not be sprayed, and this request was granted to date. At least one co-owner requested a plebiscite to decide on spraying. We were reminded that the last spraying plebiscite resulted in 40 votes for, 40 votes against, and 200 abstentions. This appeared a somewhat awkward way to plan lawn care.

Bruce Engelhart has asked for alternative comprehensive plans, and to date has not received any. A structural problem is that we have a volunteer board with limited time to follow through and develop well-founded lawn care programs. The former Building and Grounds Committee has been inactive for two years, and for some time, nobody has stepped forward to fill this role. Happily, Shannon

Watson, our new Board member, is eager to work with volunteers to form a B&G Committee, and several individuals came forward at the meeting and signed up. The Board will certainly welcome input from such a group, which will provide more focused and considered thought about grounds care, and broader input to Board decisions.

#### Traffic Concerns

At the Annual Meeting, several people raised concerns about vehicle traffic in our community. Apparently there is a problem in some court parking lots with people going too fast or not paying enough attention to pedestrians. Please be alert and carefully at all times. Also, there was a lot of discussion about the speed and volume of traffic on 36<sup>th</sup> Street. Recently the County established a Traffic Calming Team. We can call the team to request assistance in dealing with neighborhood traffic problems such as speeding or cut-through traffic. There is also an appeal process if a request is denied. We urge you to call the Team at (703) 228-3681, with your observations and suggestions. The Board will also consider writing both the Team and County Board Member Paul Ferguson. Incidentally, a number of remedies have been proposed, including stop signs, speed bumps, and making a block one-way. One resident has proposed placing a stop light in the middle of the 34<sup>th</sup> Street bridge.

#### Swimming Pool

The number of complaints has been modest so far this year. However, one member noted that the lifeguards do not have whistles. Other concerns included failure to clean the bathrooms. These matters will be attended to, and any further issues should be brought to the attention of Sher Opal or the Pool Committee.

#### Bike Sheds

One member proposed that community bike sheds be provided to offset the lack of garages or other storage space. There are cost and aesthetic problems with large sheds. Some individuals with backyards have provided their own tasteful sheds for bikes, garden tools, etc.

#### Painting

This year we will be painting Courts 1 through 6. We will also be doing some rotten wood and gutter replacement as well as touch up painting in the other courts. Courts 7 through 11 will be painted next year and Courts 12 through 15 in 2002.

#### New Court Representative

Brenda Camenzind is the new Court Representative for Court 8. She lives at 4678 34<sup>th</sup> Street and her phone is (703) 671-1677. Welcome Brenda.

### **Backyards**

Co-owners are responsible for maintaining all plants growing from within their fenced area. You must keep trees trimmed off of the building and the fence. You should also make sure trees and bushes do not grow in ways that bother or adversely affect your neighbors. Please keep vines from growing up the sides of the building and out into the common areas.

### **Yard Sales**

The Board recently was asked if yard sales are permissible. We do not have a problem if once a year the residents of a court get together to hold such an event. It should be organized so it is not a nuisance to people coming in and out of the units and the parking lot. You cannot leave the items for sale unattended. Please be considerate of your neighbors, do not damage any of the common areas and clean up completely when you are finished. You may want to consider as an alternative the community flea market that is sponsored each spring by North Fairlington.

### **Fairlington FINS Summer Swim Program**

The Fairlington FINS, "Friends Interested in Neighborhood Swimming," is an instructional swim program for children, ages 5-14 years. Formed in 1998, the program is for Fairlington residents and runs July 10 to August 4. Practices are held at Fairlington pools with a professional swim coach. Each week includes four afternoon practices and a swim meet. The cost for the month is \$35 per child, on or before June 12; \$40 after that date. Up to 50 children can register. Forms are available at the Fairlington Community Center. For additional forms, questions or for more information, please call Sue Shapiro at (703) 671-4098 or e-mail at [dsha441643@aol.com](mailto:dsha441643@aol.com)

## ***THANK YOU, DON TAYOR***

Once again Don Taylor has made a significant contribution to our community. He coordinated the resurfacing of the parking lots. This took considerable time and effort, from putting up signs to monitoring the work of the contractor. This major project proceeded smoothly and with excellent results largely because of Don's involvement. Please tell him "thank you" the next time you see him.

### **MewsNews**

Published bi-monthly 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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Fairlington Web Site: [www.fairlington.org](http://www.fairlington.org)

**Meeting Calendar**Board of Directors  
CenterBoard Meeting scheduled for July 26<sup>th</sup> @ 7:30 PM

Fairlington Community

**Board of Directors**

	<u>Liaison</u>	<u>Address</u>	<u>Phone</u>
President	Bruce Engelbert, Tennis	Court 14, Unit 4643	(703) 578-0875
Vice President	Karen Mahalik, Pool	Court 12, Unit 3522	(703) 820-1986
Treasurer	Vacant		
Secretary	Ann Loughlin	Court 9, Unit 4640	(703) 998-8532
At-Large	Gordon B. Avery, MewsNews Shannon Watson	Court 15, Unit 4655 4632 S. 34 <sup>th</sup> Street	(703) 820-3134 (703) 930-7938

**Committee Chairs**

Building & Grounds	Shannon Watson		(703) 930-7938
Pool	Dennis & Malinda Garris		(703) 578-0265
Tennis	Martha Glenn		(703) 671-8996
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	(703) 820-1992
2. 4606-4630 S. 36th	Diane Secci	4616B S. 36th	(703) 820-8975
3. 4632-4636 S. 36 <sup>th</sup>	David H. Hultin	4636A S. 36th	(703) 820-7548
4. 4638-4654 S. 36th	Myrta & Ricardo Alonzo	4646B S. 36th	(703) 824-0631
5. 4656-4674 S. 36th	Wendy Gross	4672A S. 36 <sup>th</sup>	
6. 4676-4698 S. 36th	Ann Wilhelmsen	4680A S. 36th	(703) 931-9053
7. 4667-4671 S. 36th	Gordon Whyte	4667A S. 36th	(703) 578-4564
8. 4664-4686 S. 34th	Brenda Camenzind	4678 S. 34 <sup>th</sup>	(703) 671 1677
9. 4624-4658 S. 34th	Ron Patterson	4624 S. 34th	(703) 931-0687
10. 4600-4618 S. 34th	Frances Kerns	4602 S. 34th	(703) 671-0921
11. 3408-3458 S. Wakefield	Robert Griss	3418 S. Wakefield	(703) 824-0324
12. 3500-3544 S. Wakefield	Norma Smith	3516 S. Wakefield	(703) 931-5117
13. 4601-4611 S. 36th	Joanne Herman	4603B S. 36th	(703) 931-5867
14. 4615-4637 S. 36th	Mike Morris	4629A-1 S. 36th	(703) 671-2623
	Craig Wagner	4631 S. 36th	(703) 931-7549
15. 4641-4665 S. 36th	Elizabeth Grenfell	4661A-2 S. 36th	(703) 845-3654

**Additional Important Numbers**

Insurance	Insurance Designers, Inc.	(703) 370-7700
Sewer Back-up	George F. Warner Co.	(703) 522-5353
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 1430 Spring Hill Road -- Suite 300, McLean, VA 22102-3001 Sherrille A. Opal, PCAM	(703) 734-0900 (703) 848-4339

**24 Hour Maintenance Call-In****Legum & Norman (703) 848-4325****EMERGENCY NUMBER (703) 734-0900**