

- Message from the President
- Mews Calendar - Board & Other Meetings
- Fairlington's New Community Forum
- Letter to the Editor

- Community Issues
- Board Minutes Highlights
- Volunteers at Work
- Contact Info

Mews NEWS

*The Newsletter for
Fairlington Mews Residents
Volume 2006 Issue 2
Summer 2006*



Message from the President

Dear Mews Owners and Residents,

It has been an honor and a pleasure to serve the Mews community as your president for this past year — and wow has the year gone by quickly. It seems like the other day that Gretchen, Seth, Ben, Fern, and I sat at the picnic table by the pool to draw straws, if you will, as to who would be the officers this year. We have been a collegial group that has looked out for the best interests of our community.

I would like to highlight two items in particular — progress, I suppose — that ought to be mentioned. First is the reserve study that we had commissioned that was delivered to the board in early May. Concern was rightly raised during the last two years about whether our contributions to the various reserve accounts were adequate, which resulted in a considerable increase in condo fees last year. Still, the Mews' condo fees remain among the lowest in Fairlington, and even with a proposed increase for the next fiscal year, we should keep our ranking in the condo fees rankings in Fairlington. The reserve study will guide us on budgeting for replacing the major elements of the community as well as serve as an important reference for contracting.

MEWS CALENDAR

- **Jun 15 - Real estate taxes due!!!**
- **Jun 27 - ANNUAL MEETING!! @ 7:00 pm**
South Fairlington Community Center
- **Jul 1 – Large Item Trash Pick Up**
- **Jul 25 – Mews Board of Directors @ 7: 00 pm**
South Fairlington Community Center
- **Aug 5 – Large Item Pick Up**
- **Sep 26 – Mews Board of Directors @ 7:00 pm**
South Fairlington Community Center

We have also re-started the sewer relining project. Several lines were upgraded in the first installment of the work, and were subsequently inspected by remote video and found to be in good order. Our original sewer lines date since Fairlington was built, and the terra cotta pipes have in many cases caved in or been damaged by tree roots. This has resulted in some unfortunate back-ups. The relining project will continue for another eight years or so until the Mews is relined; we should see far fewer backups due to damaged sewer lines. However, we must be vigilant about what we flush down the drain. Dental floss, baby wipes, and other items which I won't list here do NOT belong in the toilet. Our sewer pipes are historic and incapable of processing ANYTHING OTHER than toilet tissue. Even if your line doesn't back up into your basement, it might back up into your neighbor's. Please remember this every time you flush!

I've addressed the concept of "community" in earlier columns and I still think that Fairlington, and in particular Fairlington Mews, is a wonderful community to live in. Living close together in an association brings responsibilities on residents that people who live in single-family houses on one-acre-lots don't have to deal with. The community has regulations to keep the Mews looking good, to protect our investments in the buildings, and to keep our common areas safe. All residents should have a copy of the Mews Handbook; the Handbook is also available at the Mews web site (www.fairlington.org/mewsindex.htm). We all need to pay attention to noise, particularly after hours; about when we put out trash; about not storing personal items in common areas; about maintaining a loosely-uniform appearance of our gardens; about cleaning up after pets.

Occasionally the board of directors will have a "violation" letter sent to residents not in compliance, and I think I speak for all members of the board of directors that we do not like to send such letters—at all! We would much prefer that residents mind the minimum rules we have and police themselves.

Finally, I would like to thank all the volunteers who contribute to our community for if it weren't for the volunteers, we wouldn't have the fine community we have. Volunteers work on the various committees—landscaping, recreation, finance. Volunteers walk the community with contractors, volunteers make recreation/pool passes, volunteers spend considerable time putting together spreadsheets for the budget process, and volunteers put together this newsletter. The community can use your talents! Think about how you can get involved!

Although I'll no longer be on the board of directors (I'm not saying never again!), I do plan to stay involved in the Mews community. I'll see you around (and for sure at the June annual meeting, right?!).

David Biette, President

The Mews needs YOU!

This July, there will be three vacancies on the board. The terms of David Biette and Gretchen Martin are expiring, and Ben Marglin is resigning. Therefore, there will be two three-year term and one two-year term vacancies on the Mews Board of Directors. We thank Ben, David, and Gretchen for their hard work and dedicated service. Now it's your turn! Consider serving your community as a candidate for the Board of Directors of YOUR condo association. Contact any board member or management and provide a brief biography on yourself to get the co-owners to vote for you! Self-nomination forms have been mailed as well as posted on the Mews web site. You may also nominate yourself at the annual meeting on Jun 27. Don't want to be a board member? Volunteer to serve on one of the various committees—Landscape, Finance, Recreation, and Newsletter.

And finally, if you can't serve on the board or a committee, or attend the annual meeting, **PLEASE SEND IN YOUR PROXIES!** A board member will be happy to deliver for you if you don't have time to mail it in.

Be aware and beware!

On Saturday, May 27, two residents reported seeing what appeared to be a fox at about 9:30 am dashing from the dog run at corner of 34th and 35th Street towards the fence along I-395. They saw it run behind the shrubbery that is against the fence, behind the double tennis courts. At first they thought it was a dog, but on closer look, ' its gait convinced them that it was a fox. It seems quite unusual for a

fox be around these areas, especially during that time of the day, but they were both were convinced it was a fox.

There was a residential burglary in the 4600 block of S. 36th Street between 1700 hrs and 1830 hrs on 05/05/06. Someone entered a house by breaking a glass pane in the back door and took a DVD player, a VCR, and a stereo. This may have been related to this report by a Fairlington Mews resident:

This past Friday 5/5/06, a stranger approached my babysitter and 2 year old son in a strange and somewhat threatening manner. She was able to get into our house and lock the door but shortly thereafter, we learned that someone meeting the same description had burglarized another Fairlington Mews residence further down the block on 36th Street. Had I called the non-emergency number as soon as my babysitter relayed this story to me, the police may have been able to halt this crime while it was in progress. There were several neighbors that had also seen this young man but also, did not think to call the non-emergency number. After the fact, the police told us that if we ever see anyone that looks slightly suspicious in our neighborhood, we should call right away. She said that we are not being too petty or overly cautious in doing so and it is their job to check out these reports of suspicious behavior/persons. So, I just wanted to pass on this information to our fellow residents to remind them to keep a close watch on our neighborhood—we can all play a large role in keeping it safe.

Please note: the non-emergency number for the Arlington police is: 703-558-2222.

Reminders

TRASH

- Trash is picked up **Monday through Saturday**. Please place your trash on your stoop/sidewalk before **7:00 am** on those days.

- Large item trash pickup is the **1st Saturday** of the month

- Recyclable plastics, glass, and metal are picked up on

Tuesdays

- Place your newspapers by the curb for recycling on **Wednesday** mornings

- Please do not put trash out after it has been picked up for the day—wait until the next morning

DOGS

- Remember to pick up after your dog and keep them on a leash

New Fairlington Web Resource Assists Residents in Home Improvement

Now that you've decided to begin that renovation project or to purchase new appliances, you need to find just the perfect contractor.

The Fairlington.org web site has just instituted a "Community Forum" (or Bulletin Board) to facilitate the location of good contractors. This Forum, named "Speak Out," permits residents to post their experiences on home repairs, renovations, appliance replacements, and installations. It also allows other residents to add "replies" to such postings if they want to share their own experiences.

This new service is in response to web site visitor suggestions (through the site's search engine), and the webmaster's own experiences, that such a service would be welcome and useful. Residents now must rely on happenstance communications from their neighbors, references from realtors, or advertisements. "Speak Out" will permit direct feedback from neighbors who have actually experienced a contractor's work.

"Speak Out" also provides a link (with the company's permission) to "Angie's List"—a national web site service for reviews of home improvement contractors. At the present time, more than 250,000 homeowners in 31 major cities use "Angie's List." This is a non-commercial membership service with a small monthly fee.

Fairlington residents can post their own comments on a contractor's work using "Speak Out" and then provide a rating (from A to F) on "Angie's List" for a greater audience. Check out this new resource at:
www.fairlington.org/speakout.htm.

**Click Here,
Dude!
Fairlington Web
Resources**



Check Out Fairlington's New Community Forum!!
Share Your Experiences with Repairs, Renovations, Replacements and Installations. Visit www.fairlington.org.

Mews Handbook www.fairlington.org/mewshand.htm

- Mews Handbook
www.fairlington.org/mewshand.htm
- Board Minutes/Newsletters
www.fairlington.org/mewsindex.htm
- Condominium Resources Site
www.fairlington.org/condoresourcepage.htm
- Emergency Preparedness Page
www.fairlington.org/emergencypreparedness.htm

"Procedures to Ensure Due Process in Enforcement Cases" (Policy Resolution No. 97-01)

As a reminder to all residents, in October, 1997, the Mews Board of Directors adopted Policy Resolution No. 97-01 governing the "enforcement" of co-owners' adherence to association rules and regulations. This policy statement was issued to all co-owners on November 17, 1997 and is part of the governing documents of the association.

This resolution allows the Board of Directors to issue a citation to any co-owner whose behavior or use of property does not conform to the Council of Co-owners' rules and regulations and to collect monetary fees for non-compliance.

The procedure is as follows:

- A first written notice of citation advises the co-owner of the nature of the offense, cites regulation allegedly violated, specifies remedy, and includes a timeframe for compliance.
- If the offense is not remedied within the time-frame, a second notice of citation is issued to be delivered by hand or by registered or certified mail. This notice advises the co-owner of the Board's power to impose monetary charges and informs the co-owner of his/her right to request a hearing to contest the citation.
- If the offense is not remedied within the number of days specified in the second notice or the co-owner has not requested a hearing, the co-owner is deemed to have waived the right to a hearing and the Board of Directors shall have the power to impose monetary charges.
- When the Board's judgment is unfavorable to the co-owner, administrative actions required to affect the monetary charge are begun. Monetary charges may not exceed \$50.00 for a single offense (e.g. premature trash placement, loud party, parking, etc.) and an additional \$10.00 per day may be assessed for any offense of a continuing nature (e.g. failure to repair broken window, move vehicle, etc.) until such offense is corrected.

Fairlington FINS Swim Program 2006

Fairlington FINS is a fun and instructional swim program for children ages 5-14. FINS runs for 4 weeks in July with afternoon practices and a Friday evening meet. Fairlington Mews has kindly agreed to host the FINS again this year from July 10th to July 14th. FINS will utilize two lanes of the pool Monday – Thursday (July 10th – July 13th) from 3:30 to 5:20 pm. On Friday, we will have our swim meet (using all lanes in the pool) starting at 6:00 and ending around 7:30. Come join us for the races and fun! For more information about FINS contact Sue Shapiro 703-671-4098, 703-328-4572 or dsha@netscape.com.

The phone number for the pool is: (703) 379-POOL.

Volunteers At Work



Landscape Committee

Our grounds maintenance contractor will install shrubs in some unit beds during the week of June 5. Please monitor all new plantings near your unit for **watering needs**. The one-year plant warranties are “void” when they die for lack of water. We ask all residents to please water the foundation plantings near your unit during dry spells.

Shrub rejuvenation continues. The contractor will do some rejuvenation pruning of some overgrown euonymus shrubs. Overgrown azaleas that have become sparse and leggy will be renewed to control growth.

This month, Merrifield Garden Center will landscape the north side of the pool. This will include the installation of three Kwanza cherry trees.

The committee thanks all residents who maintain their own beds throughout the year. Your efforts indicate an interest in our committee’s desire to improve our community’s landscape. While we encourage you to enjoy the experience of gardening, we remind you that, in addition to the general rules noted on page 17 of the Mews Handbook, you must adhere to the following guidelines:

- **Planting any tree or shrub in the common area** requires approval. High maintenance items such as, **roses and hydrangeas**, should not be planted in the common areas.

- **Creating or enlarging any bed in the common areas** where none existed before requires approval.
- **Only red brick borders** described in the Mews Handbook are permitted as edging.
- Residents who maintain their own beds (reflector beds) need to mulch with **premium double shredded hardwood mulch** so their beds maintain the uniform appearance of all common area. Do not use woodchips, pine mulch, cypress mulch, colored mulch, and colored or white stone.
- All residents who maintain their own beds must submit annually a **“flower bed waiver” form**.
- **Planting of annuals and perennials** in the bed outside your unit are permissible. However, it is your responsibility to “dead-head” and clear the beds when the blooming season is over. Invasive plants are prohibited. This includes, but is not limited to, English ivy or Virginia creeper.
- **The Mews Board of Directors reserves the right to remove any plant materials or borders improperly installed or maintained.**

Residents with specific landscape needs must submit their requests for fall planting by **July 15**. For any request, use the landscaping modification form, which may be downloaded from the Mews website at www.fairlington.org. The Landscape Committee will consider, but may not approve, all requests

The “Gardening by the Yard” column at <http://www.fairlington.org/gardenadvisor.htm> has information on summer annuals, annual tips, container gardens, and regular garden duties.

Mowing is done on Wednesdays (weather permitting). Please do not stack your trash so that the mowers have to move it in order to mow. **Handbook rules state that properly bagged trash is to be placed on your stoop or front sidewalk by 7:00am on the morning of pick up.**

The Landscape Committee will engage the services of a grounds maintenance worker for weekend work on an “as needed” basis. He will do minor maintenance and water trees along the King Street fence, which will require the use of water spigots from some units. A committee member will notify residents whose spigots will be used.

Thrive (tree health specialists) fertilized and sprayed trees that had special health needs.

Hook’s Tree Service completed pruning of trees in the common area and removed two dead Austrian pines from the

common grounds on the west side of the tennis courts in Court 6.

The Landscape Committee generally holds its meetings on the second Monday of each month at the South Fairlington Community Center. If you are interested in attending, please call Lori Olivas at (703) 379-4927 to confirm the date and location.

Mosquito Control

Summer brings rain that we need but the **mosquitoes** also need it for breeding. They can lay eggs in anything that holds water: that includes containers such buckets, toys, plant container and saucers, birdbaths, garden hoses, garden furniture, fountains, pet water dishes, plastic covers or tarps, even beverage caps.

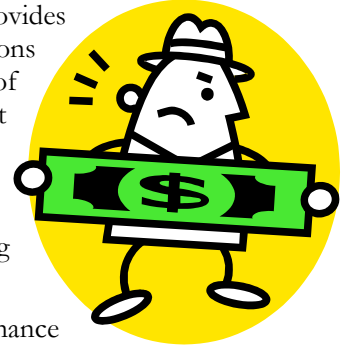
If you missed the June 1 *Washington Post* "Home" section article on mosquito control, experts offer some suggestions on how to eliminate their breeding sites:

- Empty any container that collects water every few days.
- Check for containers or trash in places that may be hard to see, such as under shrubs.
- Shake out the first few feet of garden hoses and drain them.
- Check for water pockets on tarps used to cover grills and furniture.
- Keep tarps taut to eliminate water collection. Close holes on the grill when it is not in use to avoid mini-puddles inside the unit or the grease catcher.
- Spread several inches of gravel in basement window wells for drainage.
- You can find more information on mosquito control, including information on the West Nile virus, at <http://www.fairlington.org/> and <http://www.fairlington.org/westnileviruslinks.htm>

Treasurer/Finance Committee Update

Reserve Study and FY2007 Budget

The Mews received a Reserve Study from Reserve Advisors in early May. The Mews Board contracted for the Study based on continuing concerns with the appropriate annual amounts to contribute to the Replacement Reserve Fund, and the Study was completed based on an inspection conducted in late March. The Study provides recommended reserve contributions out to 2036, based on the needs of the community and the current condition of our capital items. The Mews Finance Committee and the Board will use this information to help plan going forward.



As of mid-May, the Finance Committee and the Board are in the process of working with Legum & Norman to create a budget for FY 2007. The proposed budget will take into account any changes to reserve contributions as well as any anticipated increases in operating expenses. Similar to last year, information on the proposed budget will be distributed to the community in June and will be a topic of discussion at the Mews Annual Meeting on Tuesday, June 27th, 2006.

--Ben Marglin

Board Minutes

Approved Minutes of the Mews Board Meetings through March 2006 have been posted on the Website at: <http://www.fairlington.org/mewsindex.htm>.

MewsNEWS

This newsletter is published bimonthly by the Fairlington Mews Board of Directors for owners and residents in Fairlington Mews. Suggested articles, comments, or items of interest from residents are always welcome. Please send to: annmarienoonan@yahoo.com

Editor: Ann Noonan, 4674 S. 34th Street, Phone: (703) 931-6964

Contributing Editor: Martha Taggart

Subscribe to the MewsNEWS - send us your email address at mewsnewsletter@aol.com - newsletter in Word or PDF format sent as attachment to email

Fairlington Web Site: www.fairlington.org/mewsindex.htm **Webmaster:** Ron Patterson, **Phone:** (703) 931-0687

Meeting Calendar

Board of Directors Board Meetings are scheduled for March 28, April 25, May 23 @ 7:00 pm,
Fairlington Community Center

	<u>Liaison</u>	<u>Address</u>	<u>Phone</u>
Board of Directors			
President	David Biette	4638 S. 34 th Street	(703) 820-9589
Vice President	Gretchen Martin	4680 S. 34 th Street	(703) 933-1368
Vice President	Seth Low	4644 S. 34 th Street	(703) 379-0155
Treasurer	Ben Marglin	4608 S. 36 th Street	(703) 671-7281
Secretary	Fern Birtwistle	4678B S. 36 th Street	(703) 379-7354
Committee Chairs			
Landscape	Lori Olivas	4666 S. 36 th Street	(703) 379-4927
Recreation	Ann Timmons	4638 S. 34 th Street	(703) 820-9589
	Joanne Herman	4603 S. 36 th Street	(703) 931-5867
Newsletter	Ann Noonan	4674 S. 34 th Street	(703) 931-6964
Carriage Lamps	Janice & Larry Peters	4605 S. 36 th Street	(703) 578-4992

Court Representatives

1. 3600-3616 S. Wakefield	Tom Roberts	3616 S. Wakefield Street	(703) 820-1992
2. 4606-4630 S. 36 th	Ben Marglin	4608 S. 36 th Street	(703) 671-7281
3. 4632-4636 S. 36 th	Stephen White	4636B S. 36 th Street	(703) 820-2356
4. 4638-4654 S. 36 th	Myrta & Ricardo Alonzo	4646B S. 36 th Street	(703) 824-0631
5. 4656-4674 S. 36 th	Renee Powlette	4670B 36 th Street	(703) 671-2774
6. 4676-4698 S. 36 th	Ann Wilhelmsen	4680A S. 36 th Street	(703) 931-9053
7. 4667-4671 S. 36 th	Gordon Whyte	4667A S. 36 th Street	(703) 578-4564
8. 4664-4686 S. 34 th	Gretchen Martin	4680 S. 34 th Street	(703) 933-1368
9. 4624-4658 S. 34 th	David Biette	4639 S. 34 th Street	(703) 820-9589
10. 4600-4618 S. 34 th	Frances Kerns	4602 S. 34 th Street	(703) 671-0921
11. 3408-3458 S. Wakefield	Amy Blauman	3450 S. Wakefield Street	(703) 671-6671
12. 3500-3544 S. Wakefield	Victoria Lipnik	3512 S. Wakefield Street	(703) 379-7160
13. 4601-4611 S. 36 th	Joanne Herman	4603B S. 36 th Street	(703) 931-5867
14. 4615-4637 S. 36 th	Craig Wagner	4631 S. 36 th Street	(703) 931-7549
15. 4641-4665 S. 36 th	Gordon Avery	4655 S. 36 th Street	(703) 820-3134

Additional Important Numbers

Sewer Back-up	Dwyer Plumbing	(703) 922-8220
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 4401 Ford Avenue, Suite 1200, Alexandria, VA 22302 Steve Navar snavar@legumnorman.com	(703) 600-6000 (703) 848-4316
	Swimming Pool	(703) 379-POOL
Maintenance Work Orders	Samantha Sissman, Assistant ssissman@legumnorman.com	(703) 848-4369
Preferred Method to Track Work Orders:	email ssissman@legumnorman.com	

24 Hour Maintenance Call-In

Legum & Norman (703) 848-4369

EMERGENCY NUMBER (703) 600-6000