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# Mews NEWS

*The Newsletter for  
Fairlington Mews Residents  
Volume 2006 Issue 1  
Spring 2006*



## Message from the President

Dear Mews Owners and Residents,

As I write this, it seems we seem to have been spared a very cold and snowy winter. Wind, on the other hand, has been plentiful, and we've lost some branches and had some minor damage around the community. Our one snowfall in February, though, was beautiful, and came over a weekend when we could enjoy the quiet white beauty of our community.

The snow also brought out all the neighbors, and at least in our court, there was much cooperation on clearing the walks, getting snow off the cars, and making paths out of the parking lot. Shovels appeared on front steps, the stoops were cleared, and folks took turns. It was great to see such cooperation and community building spirit in the neighborhood.

We could have stayed inside and grumbled about the snow, waiting for the snow removal folks to come by (they eventually did come that Sunday). But no, we took advantage of the situation and talked to neighbors, got some exercise, and enjoyed the sunny, snowy afternoon.

I would encourage members of the Fairlington Mews community to make an effort to say hello to a somewhat familiar face, to look out for neighbors' residences when they're away, to take in a newspaper sitting on the steps.

Living in close quarters as we do can breed a wonderful sense of community, but there are responsibilities that go with living closely with neighbors. I would remind residents to clean up after pets, whether in the grassy areas around the pool, back gardens, or the tree lawns by the street. No one likes to walk around the open areas in the Mews and step in poop.

If you notice something that needs looking after (a loose

gutter, a water back-up, exterior woodwork that needs to be fixed, a loose roof slate), please contact Management and report the issue right away. If you can send the request in by e-mail, so much the better. E-mail addresses and telephone numbers can be found on the back page of this newsletter.

We're approaching spring. Landscape work will begin anew, and later the pool will be readied for opening on Memorial Day weekend. We'll also be needing some residents to consider service on the Mews Board of Directors. A few positions will open up this spring. The board work is not onerous and it's a wonderful way of giving back to the community and knowing what's really going on.

As always, please feel free to contact me with any concerns (or compliments!).

**David Biette, President**

## MEWS CALENDAR

- **Apr 1/May 6/Jun 3** Large Item Trash Pick Up
- **Mar 28** - Mews Board of Directors - South Fairlington Community Center @ 7:00 PM
- **Apr 25** - Mews Board of Directors - South Fairlington Community Center @ 7:00 PM
- **May 23** - Mews Board of Directors - South Fairlington Community Center @ 7:00 PM

## Board Members Needed!

This June, there will be two vacancies on the board as the terms of David Biette and Gretchen Martin are expiring. 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 will be mailed as well as posted on the Mews web site.

## Letter to the Editor

Property tax notices did not get delivered to a substantial number of South Fairlington residents last fall. Therefore, many households did not realize the obligation was due, and thus failed to make payment by the deadline. In such circumstances, the law requires assessment of a 10% penalty, meaning these individuals—through no fault of their own—had to ante up an estimated \$170-\$200 each on top of their already steep property tax bills.

The purpose of this letter is to ask anyone affected to contact the undersigned as soon as possible. This includes persons who were delinquent as well as those citizens who didn't get a tax notice yet were alert enough to realize it and paid before they were penalized.

During each tax period, there is always a small number of persons who are delinquent. For instance, in South Fairlington during the first billing cycle last year, 17 delinquent notices went out, according to the county treasurer's office. But that number skyrocketed to 84 notices during the fall cycle, nearly a 500% increase! If persons were included who did not receive notice yet paid on time, the figure would be even more dramatic. The spring and fall figures for North Fairlington were 5 and 13, respectively.

Mindful of the problem, the treasurer's office points the finger at the postal service. We haven't heard from the USPS, but assume they will deny culpability. That leaves the question of accountability unanswered. The first goal of this effort is to identify the responsible party or parties. The second is to assure it does not happen again, and the third—no less a priority than the first two—is for reimbursement of all penalties.

To date, individuals have separately contacted the treasurer's office to complain. That has had a positive effect, but we still don't know who is at fault and the treasurer is adamant that reimbursement of penalties is not an option. We'll see. One thing is for certain: we will be far more effective as a group in influencing our elected officials than in speaking with separate voices. That's why I urge you to contact me as soon as possible. Thank you.

**Jim Sharpe, 703-671-3628, [grosharp@msn.com](mailto:grosharp@msn.com)**

## Click Here, Dude! Fairlington Web Site Resources



Check Out Fairlington's New Community Forum!!  
Share Your Experiences with Repairs, Renovations, Replacements and Installations. Visit [www.fairlington.org](http://www.fairlington.org).

**Mews Handbook** [www.fairlington.org/mewshand.htm](http://www.fairlington.org/mewshand.htm)

- **Mews Handbook**  
[www.fairlington.org/mewshand.htm](http://www.fairlington.org/mewshand.htm)
- **Board Minutes/Newsletters**  
[www.fairlington.org/mewsindex.htm](http://www.fairlington.org/mewsindex.htm)
- **Condominium Resources Site**  
[www.fairlington.org/condoresourcepage.htm](http://www.fairlington.org/condoresourcepage.htm)
- **Emergency Preparedness Page**  
[www.fairlington.org/emergencypreparedness.htm](http://www.fairlington.org/emergencypreparedness.htm)

## Volunteers

### At Work



### Landscape Committee

Don Hook's Tree Service completed tree work for overgrowth and safety, including removal of some trees because they were either diseased or in decline. The work was based on an analysis of our trees conducted in the summer by tree health consultant, Ron Rubin of Thrive Plant Care Health Solutions.

Mr. Rubin has just completed a winter survey of the trees in our common areas, when the trees are without foliage, to detect any defects that may pose risks that were not obvious in the summer. He will submit his findings and recommendations soon.



Some diseased Photinia along the King Street fence line were removed because they were dead or severely diseased. Because this shrub is prone to a fungal disease, we have filled in the emptied areas with Arborvitae which are not susceptible to the disease. The Mews Board of Directors recently approved a three-year ground maintenance contract with Environmental Enhancements. A calendar of ground work and applications appears in this newsletter.

Environmental Enhancements completed some rejuvenation work on overgrown shrubs. Rejuvenation is an on-going project which requires aggressive pruning and/or removal of overgrown shrubs.

As spring approaches, the Landscape Committee will be doing a walk of the grounds with Environmental Enhancements to plan for spring plantings. This walk was scheduled for late February or early March. If any resident would like us to consider new plantings, pruning, replacements, or removals for later this year, please submit your request in writing to Lori Olivas (contact information may be found on the last page of this newsletter). You may use the Landscape Modification Request, which is attached to this newsletter. The form can also be downloaded at [www.fairlington.org](http://www.fairlington.org).

The front and side beds around the units are normally cared for by the Mews and its ground maintenance contractor. Residents may assume responsibility for maintaining front or side beds. However, they must agree to do the weeding, feeding, mulching, and pruning for all plants in the bed by signing a flower bed waiver of maintenance. The waiver form, which must be completed annually, is attached to this newsletter. This form, too, can be downloaded at <http://www.fairlington.org/>.

Remember that if you would like to plant any tree or shrub or change the landscape in any form in the common areas around your residence, you **must** obtain a variance from the Mews Board of Directors. Any request for such a planting must be submitted in writing to the Landscape Committee as well.

The spring clean-up was scheduled to begin on February 20, weather permitting. All beds will be edged. Beds not marked with a reflector will be mulched. Reflectors, indicating that residents perform their own maintenance, must be prominently displayed in the beds to avoid confusion. The flower bed waiver must be on file with the Landscape Committee.

Because our grounds crew does not garden, residents who maintained flower borders during the growing season are reminded to clean up any debris from the annuals and perennials if you didn't do so last fall. This should be done soon, before the maintenance crew begins edging and mulching.

Check out the "Gardening by the Yard" column at <http://www.fairlington.org/gardenadvisor.htm> for interesting reading on garden tips, by Tom Corbin. It has great garden photos as well.

The Landscape Committee generally meets on the second Monday of each month at the Fairlington Community Center. It is best to call Lori Olivas to verify the date. We invite any resident with an interest in our grounds to join.

## Treasurer/Finance Committee Update



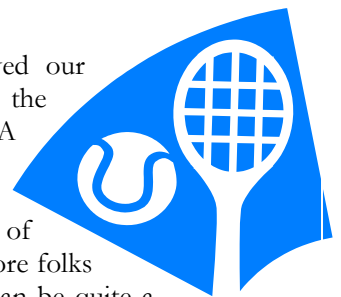
The Board approved a contract with Reserve Advisors to conduct a study of the Fairlington Mews replacement reserves. Reserve Advisors' study will provide an objective analysis of the condition of the Mews reserve items (e.g. roofs, fences, etc.) and will include recommendations on future financing of reserve items. This study will be conducted this spring so that the results can be used for FY07 budget planning.

The Finance Committee is in the process of reviewing the draft FY05 Mews financial audit from Goldklang, Cavanaugh, & Associates. The Committee hopes to complete this process and finalize the audit within the next month.

--Ben Marglin, Treasurer

## Tennis News

Late last year we finally received our tennis backboard, installed at the double courts on 36<sup>th</sup> Street. A number of residents have already used it, in spite of the chilly temperatures this time of year. As it warms up, I expect more folks will be using the backboard. It can be quite a workout! Remember to yield the court if two or more players need it for tennis, but with all three courts now in good



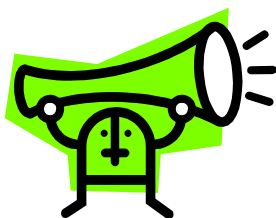
working order, there should be plenty of opportunity for everyone to play without getting in each other's way. Call me if you have any questions or concerns at 820-8113 evenings and weekends.

## Tennis Tips

If you're a relative novice on the court, try to stay about four feet behind the baseline when hitting, especially during warm-up or if you're just hitting for fun. From there you can work on developing a full stroke in place of the tentative "dinker" shot that many beginners tend to use. The key is to keep your racket head parallel with the net (perpendicular to the ground) and begin your stroke low and well behind you, finishing up over the opposite shoulder. The ball should clear the net by about three to six feet, and land in the back half of the receiving player's court.

Staying behind the baseline will not only help you develop the proper stroke needed to keep your opponent at the baseline, it will put you in a position to return the deep shots that a better player will be trying to hit you on every return. If you're just rallying (not playing a game), you can let short balls bounce twice to get to you at the back of the court. That way you stay back and can keep working on that baseline stroke.

--Roger Taylor



## Board Minutes Highlights

**Tuesday, January 24, 2006**

- Lori Olivas reported that damage to the King Street fence resulting from a private auto had been repaired, and that insurance had covered both repairs to the fence as well as replacement plantings. Conversation with the City of Alexandria resulted in replacement of Photinia plantings, but not the requested fence repair.
- Also reported were the following activities:
  - The landscaping contract was received, and approved by the Board at the last meeting.
  - Winter rejuvenation of grounds items has been completed

- The drainage issue behind Court 14 has been discussed with Fred Perratt of Environmental Enhancements who observed that the drain has settled over time and that it might drain correctly if it were raised. He was asked to prepare a price quotation on regarding the area.

- The two Bradford pear trees on the north side of the pool were removed in late December; David Biette reported that he received no calls of concern.
- David Biette reported that the pool contract had arrived and was under review; he requested that the board, add a provision that there be no leaf blowing on weekends.
- Since the pool required a second winterization process due to the water valves being accidentally opened after the previous winterization procedure, it was agreed that Management would ask the repair service for some compensation of this re-winterization. It was suggested that warning labels be placed on the valves to avoid such situations in the future.
- There was consensus that the report of the video inspections of the sewer relining work performed on our sewer pipes was satisfactory. Management reported that the owner of the lining company had called to enquire about the status of the sewer lining contract and awaited the Board's decision on this matter. The board voted to restart the project.
- Management has not been able to contact the towing company to revisit the terms of the towing contract. The board asked Management to investigate other towing companies.

## Legum & Norman Preferred Buyer Program

Visit any Sears or go on-line to look for selected appliances. Once you have selected your appliance, get the make, model number, and store/website price, and contact Kathy McKenny at the Appliance Select Center located at the Fair Oaks Mall. Ms. Kenny works by appointment if you wish to visit her personally; or, you may call her at 703-385-2300 to obtain price of the selected appliances and place your order. Please call the management office for the Fairlington Mews' account number.

# 2006

## Landscape Maintenance Schedule

### CALENDAR OF EVENTS FAIRLINGTON MEWS - 2006

		Jan	Feb	March	April	May	June	July	August	September	October	November	December
Mowing	26x				1ST							10TH	
Edging	13x				1ST							10TH	
Aeration	1x								15TH		15TH		
Overseeding	1x								15TH		15TH		
Turf Fert./Weed Control	4x					15TH	30TH				1ST	10TH	1ST-20TH
Crevice Control	8x				1ST							30TH	
Liming-Optional	1x											1ST-30TH	
Weed Control Beds	8x				1ST							30TH	
Mulching-Spring(All)- Fall(Touchup)	2x			1ST	15TH					1ST	15TH		
Bed/Tree edging	1x		20TH		1ST								
Tree Pruning	1x	1ST	20TH										
Shrub Pruning	3x												
Tree/Shrub Insecticide Application	3x		1ST	31ST									
Tree/Shrub Fertilization Application	1x		1ST		15TH								
Insect Inspection	7x												
Leaf Removal	3x												
Spring Clean Up	1x			1ST-31ST									

Notes: 1st leaf removal will be completed between October 20th - November 5th. 2nd removal will be 3 weeks after first removal before Thanksgiving - 3rd removal between December 1st and the 20th before Christmas.

### 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](mailto:annmarienoonan@yahoo.com)

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**Contributing Editor:** Martha Taggart

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**Fairlington Web Site:** [www.fairlington.org/mewsindex.htm](http://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>
<b>Board of Directors</b>			
President	David Biette	4638 S. 34 <sup>th</sup> Street	(703) 820-9589
Vice President	Gretchen Martin	4680 S. 34 <sup>th</sup> Street	(703) 933-1368
Vice President	Seth Low	4644 S. 34 <sup>th</sup> Street	(703) 379-0155
Treasurer	Ben Marglin	4608 S. 36 <sup>th</sup> Street	(703) 671-7281
Secretary	Fern Birtwistle	4678B S. 36 <sup>th</sup> Street	(703) 379-7354
<b>Committee Chairs</b>			
Landscape	Lori Olivas	4666 S. 36 <sup>th</sup> Street	(703) 379-4927
Recreation	Ann Timmons	4638 S. 34 <sup>th</sup> Street	(703) 820-9589
	Joanne Herman	4603 S. 36 <sup>th</sup> Street	(703) 931-5867
Newsletter	Ann Noonan	4674 S. 34 <sup>th</sup> Street	(703) 931-6964
Carriage Lamps	Janice & Larry Peters	4605 S. 36 <sup>th</sup> 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 <sup>th</sup>	Ben Marglin	4608 S. 36 <sup>th</sup> Street	(703) 671-7281
3. 4632-4636 S. 36 <sup>th</sup>	Stephen White	4636B S. 36 <sup>th</sup> Street	(703) 820-2356
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>	Gretchen Martin	4680 S. 34 <sup>th</sup> Street	(703) 933-1368
9. 4624-4658 S. 34 <sup>th</sup>	Vacant		
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	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 <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>	Gordon Avery	4655 S. 36 <sup>th</sup> 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 <a href="mailto:snavar@legumnorman.com">snavar@legumnorman.com</a>	(703) 600-6000 (703) 848-4316
Maintenance Work Orders	Samantha Sissman, Assistant <a href="mailto:ssissman@legumnorman.com">ssissman@legumnorman.com</a>	(703) 848-4369
Preferred Method to Track Work Orders: email <a href="mailto:ssissman@legumnorman.com">ssissman@legumnorman.com</a>		

**24 Hour Maintenance Call-In**

**Legum & Norman (703) 848-4369**

**EMERGENCY NUMBER (703) 600-6000**

**FAIRLINGTON MEWS**

**2006 FLOWER BED WAIVER FORM**

Those residents who wish to plant annuals and perennials in the mulched beds adjacent to their units should complete this form and return to the person indicated at the bottom. This form needs to be completed annually.

Completing this form indicates that you will maintain the flower bed according to the instructions listed on page 17 of the Mews Handbook.

In addition to the general rules indicated on page 17, please adhere to the additional guidelines given below.

**The responsible party**

- *Will plant only annuals or perennials. No vegetables are permitted outside the fenced patio area. Planting any other item (e.g. tree/ shrub) requires prior approval.*
- *Will deadhead (remove spent flowers), weed, and water the flower bed regularly.*
- *Will not install any invasive plants including but not limited to English Ivy.*
- *Will mulch with premium double shredded hardwood mulch. This will not include wood-chips, pine mulch, cypress mulch, or colored mulch.*
- *Will install a reflector in the flower bed.*
- *Understands that the Board of Directors reserves the right to remove improperly maintained beds.*

**PLEASE PRINT**

Name of Resident(s): \_\_\_\_\_ Co-owner/ Tenant

Address: \_\_\_\_\_ Court # \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

I/ we agree to follow the regulations as described above.

\_\_\_\_\_  
Signature

*Please return to  
Lori Olivas  
4666 36<sup>th</sup> St. South  
Arlington, VA 22206*

***Fairlington Mews***  
**Common Area Landscape Modification Request Form**

*Some residents may wish to change or improve the landscape in the mulched beds adjacent to their units. Such changes may be in the form of shrub/ tree removals or additions. In order to maintain a harmonious landscape appearance, residents should complete the following form and submit to the Mews Landscape Committee.*

**Requests for consideration for fall planting must be received by July 15.**

*(If you are planting annuals or perennials in the mulched beds according to the Flower Bed Waiver instructions, you do not need to complete this form.)*

*Please return to the Mews Landscape Committee.*

**PLEASE PRINT**

**Name of Resident(s):** \_\_\_\_\_ (Co-owner/ tenant)

**Address:** \_\_\_\_\_ **Court #** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Please indicate your requested change by checking the appropriate line(s):**

- \_\_\_\_ Request removal of shrub/ tree (name of material)\_\_\_\_\_
- \_\_\_\_ Request installation of additional shrub/ tree
- \_\_\_\_ Request to install **at own expense** the following tree or shrub (please name) \_\_\_\_\_ (All private installations become the property of the Mews Council of Co-owners.) Proposed Location: \_\_\_\_\_
- \_\_\_\_ Request to enlarge mulched area adjacent to unit. Please describe.
- \_\_\_\_ Request to install a border (other than brick as described in Section 9 of the **Mews Handbook**). Please describe: \_\_\_\_\_

\_\_\_\_ Request to make any change not described above (e.g., install trellis, ornamental fixture, screen, etc.). Please describe: \_\_\_\_\_

*All requests at association expense will be considered and if approved will be completed as funding allows.*