

## Highlights

- **Message from the President**
- **Mews Calendar - Board & Other Meetings**
- **News to Muse**
- **Click Here Dude - Mews Web Site Resources**
- **Volunteers at Work**

## Inside

- **Neighbory Reminders**
- **Board Minutes Highlights**
- **Timely Tips**
- **Gardening Tips**
- **Watering / Landscape 101**



# Mews NEWS

*The Newsletter for  
Fairlington Mews Residents  
Volume 2005 Issue3  
May/June 2005*



## Message from the President

**Dear Mews Owners and Residents,**

Ah May, when one's fancy turns to thoughts of BUDGET?!?! At least that's where the Mews Board of Directors' thoughts are right now.

The board, along with the finance committee, has had one informational meeting on the budget, and plans on another before the monthly board meeting May 24. We would like to invite all of you to the May 24 (Tuesday) meeting, held at the Fairlington Community Center at 7:00 p.m. where we will discuss the budget and make final changes. That final draft will be presented to all of you at the annual meeting June 28<sup>th</sup> when you will vote on it. Your input is important, so please come to both the May 24<sup>th</sup> and the June 28<sup>th</sup> meeting.

Also, at the annual meeting on June 28<sup>th</sup>, we will elect three co-owners to the board. There are two three-year terms, and one one-year term. You will receive a mailing explaining the process you need to follow in order to run for any of these board positions. We encourage you to think about volunteering.

You should have received the forms for the pool passes and landscape requests via US Mail. If you haven't please let Legum and Norman know immediately. Renters need to submit their own applications for a recreation pass. The pool passes and landscape requests need to be completed as soon as possible and returned to Ann Timmons and Anne Wilhelmsen respectively. This helps make those two volunteers' jobs much easier.

Last but definitely not least, the Mews board would like to thank Sher Opal for all the work she has done on behalf of the Mews. She is leaving us to manage a newly-formed community which will give her an exciting challenge. She has

acted not only as our manager, but also as our historian, and we will miss that. We wish her well in her new position.

Our new manager is Steve Navar. His introduction and information is included elsewhere in this issue. Please welcome him as you have contact with him.

See you at the pool!  
**Gretchen Martin**  
703.933.1368

### MEWS CALENDAR

- **May 10 - Third Gardening Presentation by Master Gardener** - South Fairlington Community Center @ 7:00 PM
- **May 24** - Mews Board of Directors - South Fairlington Community Center @ 7:00 PM
- **June 4/July 2** - Large Item Trash Pick Up
- **June 28** - Mews Board of Directors (Annual Meeting) - South Fairlington Community Center @ 7:00 PM

## News to Muse



## Mews Condominium Association Annual Meeting - June 28

The Mews Condominium Association will hold its Annual Meeting on Tuesday, June 28. The main business at the meeting will include an election for Board members and the presentation of the FY 2006 Budget.

An election will be held for three Board positions which expire this year. The incumbents for the three vacancies are Gretchen Martin, Ben Marglin, and Ann Noonan. Interested candidates are encouraged to complete candidate's statements

which will be mailed out to all residents in May. These forms must be returned by June 1st.

## **Legum & Norman Assigns New Community Manager to Mews**

The Mews Condominium Association Board and Legum and Norman have announced that our Community Manager Sher Opal has accepted a position in another community. Steve Navar (see background/experience below) has been named by L&N as Sher's replacement in both the Mews and the Green Condominium Association.

Sher has served as our management representative for 16 years. Sher has written a farewell letter to Mews residents (see below).

### **A Farewell from Sher**

Bitter Sweet Goodbye  
To Fairlington:

Well, it has been sixteen (16) years and it is time for a change. I love Fairlington, but it is time to say goodbye. It is time for a new adventure for me and some fresh new ideas from a new Community Manager for you.

I'd like to introduce Steve Navar, as your new Community Manger. Steve comes to you with years of experience in the management field. He will tell you more about himself in another article. I feel confident that Steve will bring to the community those new ideas, I spoke of and hopefully some better ways to manage your community.

In my new venture, I will be managing a new and growing community, Lorton Station Community Association in Lorton Virginia – 900+ units. This community was just turned over to the owners and the new Board is enthusiastic and full of energy. It's very exciting being involved in forming a new community!!

It has been a pleasure serving you over the years and wish you all many happy years in your lovely community. I especially want to thank all the Board Members and dedicated volunteers that I have had a pleasure working with, as well as the many contractors that take such good care of your community. Keep up the good work. I will miss you all. My best.

May God Bless You All,  
Sherrille A. Opal, PCAM

### **Message from Steve Navar**

Industry Experience: 12 years  
Education: BS in Business Administration and Marketing- George Mason University

#### **BACKGROUND:**

I recently joined Legum & Norman, bringing 12 years of experience in Property Management. I've previously the position of Registered Cooperative Manager, managing a portfolio of six properties. I also served as a Property Director for a single property for more than two hundred units.

My responsibilities included personnel management, handling administrative and operational needs of communities and projecting and managing budgets within my portfolio. In addition, I have extensive contract and procurement and management experience.

#### **AWARDS**

Landscaping and Community Appearance Design (City of Alexandria)  
Team Achievement Award (Four Consecutive Years)

In closing, I look forward to having a close working relationship with the Board and providing a great service to the community.

Cordially,  
Steve Navar

### **Treasurer's Report By Seth Low, Treasurer**

While no decision has been made by the Board, projections for the upcoming FY 2006 budget indicate that there will be an increase in the monthly assessment fees. One of the drivers of the increase is the higher anticipated cost for water and sewer utilities.

Historically, water and sewer utilities are the highest of all the Mews expenses and, as noted above, will cost even more under the FY 2006 budget. Should you have any leaking faucets or running toilets, why not plan to get them repaired now. The water you save is not only the environmentally right thing to do, but makes good business sense as well.

So what else can you do to hold down the costs of maintaining Fairlington Mews? The short answer is to be active in the community. You are the eyes and ears of the

Board and we need your help. For example, if you see a condition in the Mews that you think is a hazard, such as broken pavement that someone might trip on, report such conditions so that they may be taken care of as soon as possible.

So what do you say? Please join the challenge and help us to make the Mews the best, most cost effective condo association of all the Fairlington associations.

### **Arlington County Cuts The Real Estate Tax, Approves Homeowner's Grant Program And Increases Income And Asset Limits For Tax Relief For The Elderly**

The Arlington County Board has cut the real estate tax rate by 8 cents, reducing real estate taxes from 95.8 cents to 87.8 cents per hundred dollars of assessed value. The tax rate change became official April 15, 2005 and June 2005 real estate tax payments will reflect the lower rate. The new rate is the lowest tax rate in 12 years and the largest rate reduction in 15 years.

#### **Homeowner's Grant Program**

The Board approved a Homeowner's Grant Program to help those in greatest need: low and moderate income homeowners. The Homeowner's Grant Program:

*Effectively reduces or freezes tax bills for thousands of Arlington households by providing \$500 to any household in Arlington with an income of \$72,000 per year or less and who have assets within the limit and providing an additional \$50 for each dependent in a qualifying household.*

#### **Expanded Tax Relief for Elderly and Persons with Disabilities**

The Board increased the income and asset limits - to the maximum permitted by State law - for the County's tax relief program for the elderly and persons with disabilities. The expanded tax relief program: raises the income limit from \$62,000 to \$72,000; raises the asset cap from \$240,000 to \$340,000; and provides tax exemptions of 100 percent, 50 percent or 25 percent for households that qualify. Any balance can be deferred for as long as the person owns the home.

Additional information on these tax relief programs can be found at:

<http://www.co.arlington.va.us/Portals/Topics/TopicsTaxReliefAfford.aspx>

- Submitted by Ann Noonan, At Large Board Member

## **Current Status of Trash Franchising by Arlington County**

A feasibility study regarding trash franchising will be undertaken by the County and this study will begin this year and be completed by the end of this year. Any public hearings prior to the issuance by the County of a "five-year notice of intent to implement solid waste franchising" **will not be scheduled at this time.**

Decisions regarding the issuance of the five-year notice may be dependent on pending legislation passed by the Virginia General Assembly and currently residing on the desk of the Governor. This legislation will go into effect on July 1, 2005 if signed by the Governor and will require the County to meet specific criteria prior to issuing the notice. ([Check Here for Full Text of HB 2168](#))

For more details, please read the news release (Overview of Solid Waste Management Plan) from the County along with the complete "Solid Waste Management Plan" (SWMP) and updates on this issue provided on the website at: [www.fairlington.org/ArlingtonSWMP.htm](http://www.fairlington.org/ArlingtonSWMP.htm)

## **News Tidbits**

### **Spraying Notifications**

**The signs posted for recent spraying applications read "pesticide". No pesticide was sprayed;** rather a safe pre-emergent for weed control was applied. This sign, a warning to residents to keep off the turf, is the same sign used throughout Fairlington by grounds contractors.

**Posting of the notification indicates an application will be applied and warns residents to keep off the grass.** Once the application is applied, a date is added to the back of the sign. A calendar of grounds activities was published in the January, 2005 newsletter for the year and indicated pre-emergent spraying and fertilization for mid-April, the time the recent signs were posted.

According to the grounds contractor, even during the actual spraying process many residents continued to walk on and to have pets on the areas being sprayed.

### **Common Area Trash Cans**

In a March 30<sup>th</sup> email from Manager Sher Opal, the cleaning crew that maintains the "stairwell" buildings is now emptying the common area trash cans on Tuesdays and Fridays as part of their Mews duties.

## “Free Newspaper” as Litter

Many residents have been receiving the free paper, “The Examiner”, without actually subscribing to it. Apparently the only way to end the paper is to call the number given and “unsubscribe”. Many of the unwanted papers are ending up as litter in the shrubs near stoops. Please properly dispose of the paper and call the paper to unsubscribe if you do not want the subscription to continue.

## **Pet Reminders**

With the return of warm weather, we thought it a good idea to remind neighbors about Mews and county pet regulations as there have been increasing concerns related to dogs and dog walkers.

Dog owners must pick up after their pets and properly dispose of solid wastes. Fairlington Mews has beautiful open spaces within our community, and some dog owners think that it is OK not to clean up dog feces in these areas. This is not the case. **Cleaning up after dogs is an Arlington County ordinance.**

**Arlington County requires that all pets be on a leash when on common areas or the sidewalks.** In the neighboring Meadows association, a resident was recently bitten by an unleashed dog.

Please be careful to see that your dogs do not walk in or relieve themselves in the common beds throughout the Mews or in those beds being maintained by gardeners. **It is not an uncommon sight to find a dog owner busily talking on a cell phone while his/ her dog tramples the plants and shrubs in the common beds.**

Another problem from dogs is urine burns on the lawns. Please be considerate of where you let your pet relieve itself. The Mews has a dog exercise area located at the corner of 34<sup>th</sup> and 36<sup>th</sup> Streets. Arlington County maintains a dog park at Utah Field. Mews tennis courts should never be used as dog runs.

**Roaming cats are also a problem.** Roaming creates opportunities for disease and also risks from predators, such as foxes in the area. Roaming cats diminish the already declining bird population. Cat feces in common beds create a health hazard.

As the days get longer and the evenings warmer, please consider the needs of your neighbors and keep noise to a minimum after dark. Please don't whistle after your dog late at night (and no tennis or basketball after dark, please!!!).

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



Many of you already have visited and made good use of this Community web site - [www.fairlington.org](http://www.fairlington.org). Here are some helpful links:

**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**

The Mews Landscape Committee held regular monthly meetings on March 14 and April 11 at the South Fairlington Community Center. Residents are reminded that the committee generally meets on the second Monday of the month, but those interested in attending should call the co-chairs to confirm the meeting date and location.

Environmental Enhancements completed spring planting during the week of April 25. Summer annuals at the two common beds (Courts 1 and 8) and at the pool house entrance will be planted in May. Residents are asked to monitor all plantings (especially ones installed in fall, 2004 and spring, 2005) near their homes for **watering needs**. Plant warranties are “null and void” when residents do not water.

Ron Ruben of Thrive (tree health specialists) fertilized and sprayed trees identified last winter as having special health needs. Elm tree injections to prevent Dutch elm disease will occur in June.

### **Reminders for Residents**

- Beds with reflectors were not mulched during the spring clean up. Those 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 areas.

- A “**flower bed waiver form**” must be submitted **annually** for all residents who maintain their own beds.
- **Only red brick borders** described in the Mews Handbook are permitted as edging. All other border types require a variance.
- **Planting any tree or shrub in the common area** requires approval after submitting a “Landscape Modification” request form. Please understand that some plants, **roses and hydrangeas** for example, are high maintenance items and should not be planted in the common areas.
- **Creating or enlarging any bed in the common areas** where none existed before requires approval after submitting a “Landscape Modification” request form.
- **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**. All submitted items will be considered. Please use the form mailed to all owners in April, 2005; you may also download a copy of the form from the Mews website at [www.fairlington.org](http://www.fairlington.org).

**Environmental Enhancements tries to mow (weather permitting) on Thursdays or Fridays. 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 7:00 AM on the morning of pick up.**

Mary Pierce, Julie Taylor, and Tony Ruth of Arlington County Parks and Recreation have been working with the Landscape Committee to address some of the needs of the street trees that border Mews property. When work is to be done, the county posts “no parking” signs; please be diligent and obey the dates and times given for tree work. In some instances, residents have removed the signs.

Contact Tom Corbin ([tomrcor@aol.com](mailto:tomrcor@aol.com)) or Lori Olivas ([lorolivas@comcast.net](mailto:lorolivas@comcast.net)) for more information and include “Mews Landscape” in the subject box.

## Recreation Committee

The 2005 Fairlington Mews Pool Season begins May 28<sup>th</sup>! Please submit your pool recreation pass application to Ann Timmons (4638 South 34<sup>th</sup> Street) **ASAP** in order to get your pass on opening weekend. **You may pick it up at the pool.** Renters, call Ann at 703-820-9589 to get an application (if your owner has not passed one on to you).

Passes may take up to 10 days to process, so get yours in before the fun starts. Remember that you can download it from our website at:

<http://www.fairlington.org/MewsRecreationPage2005.htm>.

Also, be sure to read the 2005 Mews Pool rules as they will be enforced by our lifeguards. This year we welcome back the Casey family (Jenny, Meaghan and Heather) to staff our pool. They will be joined once again by the Mews’ own Taylor Beaumont!

Don’t forget our other summer recreation/social events: the family potluck on July 4<sup>th</sup>, at 12:30 (fun and games for the whole family!) and Labor Day (time To Be Determined).

The 2005 Mews Pool Season will close with our Third Annual Dog Swim (more specifics to follow at a later date - watch for notices posted at the pool). Also, watch for impromptu Friday evening gatherings at the picnic table “on the green,” beginning about 6:00p.m. These *al fresco*s, bring-what-you-can cocktail parties are a wonderfully informal way to get to know your neighbors, and occur with great regularity anytime the weather is good!

## Fairlington FINS returns to MEWS!

Fairlington FINS (Friends Interested in Neighborhood Swimming) 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.

The Mews has agreed to host FINS again this year from July 11<sup>th</sup> to July 15<sup>th</sup>. FINS will utilize two lanes of the pool Monday – Thursday (July 11<sup>th</sup> – July 14<sup>th</sup>) from 3:30 to 5:20 pm. On Friday, we will have our swim meet starting at 6:00 and ending around 7:30. Come join us to cheer on our Mews swimmers and have some fun! Applications for FINS are still available; contact Sue Shapiro 703-671-4098 or [dsha@netscape.com](mailto:dsha@netscape.com).

See you at the pool!

**Ann Timmons**

## Tennis Update

Later this spring our tennis courts on 36<sup>th</sup> Street will receive some needed maintenance and repair. The cracks will be filled, new nets are going in, and a fiberglass backboard will be installed—a great tool for fine tuning your ground strokes or just getting some hitting and exercise in without having to find a partner.

Please note that players using the backboard must yield the court to those wishing to play tennis. The single court by the pool will also receive a new net.

It was disappointing to discover that someone recently vandalized the poolside tennis court's lock, abrading the number dials with a rock so that the lock no longer operates. We will replace the lock, but the misconduct points to a lack of respect for our community's resources, for the volunteers who work to make the Mews an attractive place to live, and for the democratic process we use to make collective decisions about running our community.

Please do not use the poolside court for anything except tennis. The court surface and the net can be damaged by other activities, creating unnecessary costs for all of us.

## Tennis Tips

### Serve Basics

Hitting a decent serve can be elusive for the casual player who hasn't had a lot of lessons. Here are a few tips on form to get that ball in with a little zip on it.

For the basic flat serve, hold the racket with a continental grip—right in between a forehand and a backhand grip. Your shoulders should be sideways to the net as you begin your serve. Toss the ball so that, if let fall, it bounces a foot inside the court, in front of you and just a little to the right. A lot depends on a good toss, so practice your toss without hitting it—just let it drop and see if it's coming down where it should.

For the actual serve, once you have tossed the ball, leave that arm up in the air until you swing your racket. The idea is to begin with the shoulder of your tossing arm high and racket shoulder low (with the racket held behind your head/upper back), then see-saw your shoulders as you swing, with your racket arm and shoulder coming up to meet the ball and the other arm coming down.

Your racket and arm should be extended straight out, with that shoulder as high as it can be as you make contact with the ball. With that motion you can get all the power you need without having to muscle the ball or expend a lot of arm strength. This will also help avoid injury to your shoulder.

Good luck!  
**Roger Taylor**



## Board Minutes Highlights

Complete, detailed Mews Board Minutes can be found on the Fairlington Web Site at the Mews Home Page:  
[www.fairlington.org/mewsindex.htm](http://www.fairlington.org/mewsindex.htm)

### February 22, 2005

- January Board Meeting Minutes approved
- President's report – Secretary position filled until Annual Meeting in June. At that point all Board positions will be revisited. Also, property management firm still needs to find replacement manager and will revisit this issue in the next few weeks.
- Treasurer's report – Surplus of \$20,416 reported. Draft FY 2004 audit received – will be reviewed and comments sent back to auditor to hopefully review and approve a final version at the next Board Meeting.
- Landscape Committee – Two new landscape forms will be sent out with new pool application. Also, as a result of comments by resident, a pruning notice was sent out explaining the pruning process to residents.
- Recreation Committee – Pool application being reviewed again. Also, need to be sure that pool contract includes post season pro-rated rate language.
- Recreation Committee – Board discussed the idea of having a Community Day this spring. No specific actions were taken.
- Recreation Committee – Board discussed options for and approved a motion for tennis court repairs.
- Newsletter Committee – Deadline of 3/4/05 for submission for next newsletter.
- Finance Committee – Committee has met to discuss projected reserve expenditures. Will work with property management to provide recommendations for FY 2006 budget.
- Monthly Financial Management – Property Management to check on utility late fee payments.
- Monthly Financial Management – The Board discussed the ongoing sewer relining project.
- Old Business – The Board approved a motion to purchase a community bulletin board.
- Old Business – The Board rejected two resident claims (for a disputed plumbing bill and a sewer backup furniture repair bill) for payment/reimbursement by the Mews Association.



## Timely Tips

By Sher Opal  
Management Agent  
Representative

### Your Association Funds at Work

We still need contact email addresses for **Court 4** (Myrta and Ricardo Alonzo), **Court 12** (Victoria Lipnik), and **Court 13** (Joanne Herman). Please forward an email contact address to [snavar@legumnorman.com](mailto:snavar@legumnorman.com).

#### Continuing Maintenance Projects

- **Masonry Repairs:** These repairs started in the fall were completed in Courts 1 thru 7. In the spring, Courts 8 thru 15 will be completed. Look for notices in the spring from Seal Engineering, who is working with the contractor on this project. We ask that you keep your windows closed during these repair, because there will be mortar dust in the air.
- **Exterior Painting** - Courts 12-15 scheduled for June 2005.
- **Sewer Relining Project:** Out of the 43 Association maintained main sewer lines, there are 30 more lines in need of relining. We have completed year 2 of a 10 year contract to reline the terracotta sewer lines.
- **Roof Replacements:** The Board will be looking at the last three asbestos tile roofs to see which one needs replacement in 2005.
- **Concrete Repairs:** An inspection in the spring will be performed for repairs to be done in 2005.
- **Parking Lot Resurfacing & New Curb:** The Board has postponed this work until the Finance Committee has completed their review of the replacement reserve schedules.
- **Double Tennis Court Repairs:** The Board recently approved the repair of the cracks in these courts, purchase of new net and a back board for practice as well as four square for the kids. Work scheduled for the spring.

#### Community Bulletin Board

The Association is in the process of installing a Community Bulletin Board, which will be located on the single tennis court by the pool. This bulletin board will be used to post timely notices of association matters. The Board and management continues to look for ways to communication community matters. We have many vehicles. i.e. Mews News, [www.fairlington.org](http://www.fairlington.org) – Fairlington Mews, direct mailings and now the Community Bulletin Board.

#### Q & A.

**Q. I heard Legum & Norman has a Preferred Buyer's Program through Sears, that a owner in an association that is managed by Legum & Norman, can get special pricing on home appliances. How does that work?**

**A.** You may visit any Sears or go on-line to look for selected appliances. Once you have selected your appliance, by getting the make, model number and store/website price, you may contact Kathy McKenny at the Appliance Select Center located at the Fairs 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.

You will need Fairlington Mews's account number 01-011653-000. Do not give this account number to anyone other than another Fairlington Mews owner.

#### News of Our Neighbor Associations

Fairlingtonians are lucky to have [www.fairlington.org](http://www.fairlington.org), a community website which features the newsletters, archived minutes and handbooks, and many other items of interests of our six neighbor associations. The website has a "link" for each of the seven Fairlington condominium associations as well as links to pertinent information from Arlington County and the City of Alexandria.

Did you know, for example, that North Fairlington (Fairlington Villages) recently conducted a survey regarding "life" and "services" in their association? The results mirror the accolades and concerns of most Fairlingtonians. It is also interesting to note how other boards support and enforce their association's rules and regulations. Check out page 7 of the May North Fairlington newsletter – "North Fairlington News" - for some ideas. (Access the North Fairlington newsletter at [www.FairlingtonVillages.com](http://www.FairlingtonVillages.com).)

The "Notes from the Board" in the March/ April Meadows association newsletter – "Meadows Messenger" - gives an informative look at Comcast and the problem with cables, cable installation, and cable "ugliness"! Are you aware that associations can "negotiate" with Comcast? (The Meadows newsletter is available at [www.fairlington.org](http://www.fairlington.org).)

The above features are just a few examples of life in our sister associations. There is some "comfort" in knowing that we have many of the same concerns; keeping informed about the total Fairlington community may "inspire" Mews residents!

## May/June Gardening Tips

When night temperatures remain at or above 50 degrees, **summer annuals** will take root and flourish. Most folks in this area wait until Mother's Day to plant warm weather items as putting them in earlier accomplishes little due to the up and down of the temperatures.

In selecting summer annuals look for plants:

- With healthy dark green foliage
- With robust, "squatty" growth and few or no blooms
- In four inch or larger pots (avoid the six/ eight/ ten pack deals)
- With good root growth that is not pot bound

**Work the soil** well and amend it with a little potting soil, organic matter, or seasoned manure; apply some all purpose, slow release organic fertilizer (10-10-10). Make sure the plant's roots are "teased" apart so they will have contact with the new soil because if roots are left to grow in the same pattern (usually in a circle) as in the pot, the plant will be stunted with few blooms. Water the plant to eliminate air pockets and to bring the soil to the roots. Apply some mulch to keep the soil moist, to prevent weed growth, and to make the bed attractive.

Most annuals require **deadheading** (removing the spent flowers). Petunias (the newer 'million bells' variety are an exception) require daily deadheading; begonias and impatiens require none. **Pinching** the center of a plant will cause it to develop side branches and remain compact rather than become leggy. Consider how much time you have to give to your plants. If you have little time, select varieties that, once established, thrive with minimal care. Regular **watering** is a must if plants are to thrive.

Many areas where we would like summer color are shady, so we can't plant the bright, bold annuals. Consider a combination of **hosta** (many sizes and leaf colors), **astilbe**, **ferns**, **coleus**, **impatiens** (not the New Guinea variety) for

the shade garden. Go for different heights in the shade garden and consider placing pots of **tropicals** in the border for extra punch!

If your **spring pansies** have not "bolted" (grown tall and leggy), continue to deadhead them for more flowers until hot weather arrives. **Prune any spring flowering shrub** to remove deadwood and to shape it. Do not remove bulb foliage until it "ripens" (turns yellow); if you remove it you will have no blooms next year. **Tulips** usually have few if any blooms the second year as the bulb "splits"; treat them as "annuals", removing them after flowering, and planting new bulbs in the fall.

Keep in mind that all those beautiful beds of bulbs you saw this spring were planted last fall. Many catalogue/ website nurseries now have pre-season specials on bulbs. Order now with significant savings and your bulbs will be shipped at the proper planting time in the fall.

### Green Spring Garden Tour – June 7

**Fairlington Gardeners** (a cooperative gardening effort by Fairlington Meadows and Fairlington Mews) is sponsoring an evening tour of the display gardens on June 7 at 7:00 PM. **Mews residents who would like to attend this event should contact Tom Corbin (703-931-0687 or [tomrcor@aol.com](mailto:tomrcor@aol.com)) by June 1.** Green Spring personnel ask that each participant contribute a monetary contribution to help defray costs.

### Featured Mews Residents

**Tom and Kim McGuire**  
(Correction)

Your Newsletter editors apologize for incorrectly identifying Kim as Jill in the last newsletter.

#### 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: [mewsnewsletter@aol.com](mailto:mewsnewsletter@aol.com)

**Editors:** Tom Corbin and Ron Patterson, 4624 S. 34<sup>th</sup> Street, Phone: (703) 931 0687

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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

# Watering instructions

## Trees and Shrubs

*The Mews Landscape Committee appreciates the help of all residents in the maintenance of the common areas, including those with newly installed plantings. What follows is a set of instructions for caring for the landscape in the summer.  
Thanks for your cooperation and help.*

During hot summer weather, water established shrubs and small trees once a week. **Newly planted trees and shrubs should be watered 2 - 3 times weekly for the first year when there is insufficient rainfall.** Water new plantings for **twenty minutes for shrub areas and small trees and 30 minutes for larger trees**, using a slow trickle from a hose so that the water is absorbed and does not run off. Water at the root ball.

If a hose is not available for watering, gently pour two to three five gallon bucketsful of water around the roots every week in the summer.

The idea is to **soak the roots** to enable them to grow deep into the soil. Lightly watering only the top of the soil encourages weak root growth only at the surface.

**Please note that azaleas and other small shrubs planted under or at the drip line of large trees require frequent watering.** Unless there are soaking rains, the soil under large trees does not receive enough water.

**Symptoms of stress** from lack of water include (1) yellowing and shriveled leaves, (2) loss of leaves and dieback, and (3) wilting of leaves and flower buds.

### **Lawn Areas**

During the summer months, it is not necessary to water the lawn areas unless there is a particular concern. In dry weather, the grass will become dormant, but it will revive after any measurable rainfall. If watering the lawn becomes necessary, remember to do so in the morning because there is less wind, lower temperatures, less evaporation, more time for grass roots to absorb water, and time for grass blades dry out by nightfall, discouraging fungus disease. Do not water during the hottest part of the day, because water is lost to evaporation. Do not water until after 6P.M. if watering the morning is not possible.

**Please remember that over-watering and or light, frequent watering can damage the lawn and encourage weed growth. This also wastes water.**

## LANDSCAPE 101

- **Recent “Drastic” Pruning”**

For several years, **pruning** by Mews grounds contractors (and we have had four different contractors in six years) has consisted mainly of shearing shrubs, resulting in plants which are “squared”, “rounded”, and “triangled” – in most cases every shape except the natural shape. **Shearing is not pruning!** With the employment of Environmental Enhancements in 2004, we embarked upon a program to “correct” the problem of past shearing through “reduction” and “rejuvenation” pruning. This pruning will, over time, produce a more natural, healthy, and appealing landscape.

Yes, we all wish it could happen overnight and be beautiful the next day, but this is not the case!

**Reduction pruning** is designed to control the size and height of existing plants by hand pruning.

**Rejuvenation pruning** gives a “face lift” to old, overgrown shrubs. Such pruning, in the long run, is much cheaper than removing and replacing overgrown shrubbery.

Plant candidates for this type of pruning are **euonymus, spirea, glossy abelia, Japanese hollies, and yews** –in other words, the shrubs in the Mews landscape! Late winter is the proper time for such pruning, and Environmental Enhancements took advantage of the “window of opportunity” in late February to perform major pruning where shrubs had outgrown their spaces and were crowding other plants, so that none of the shrubs were happy!

In the **first year**, shrubs are reduced in height, opened up for air flow, and reshaped in order to allow the plant to reform naturally. Plants selected for this type of pruning respond quickly as the pruning sends a “shock signal” to the roots telling them to reform leaves and branches. In the **second year**, the plant is shaped and deep pocked pruned to allow for better light and air penetration. *Several of the Mews courts on the south side of 36<sup>th</sup> Street were pruned in this manner last spring (2004) and have filled in nicely.*

Ideally one should be able to easily insert a sheet of paper between the branches of a properly pruned shrub and be able to see the paper!

- **Landscape and Aesthetics**

*Foundation landscape planting is designed to enhance, not obscure, the building’s architecture.* The Colonial Revival architecture of Fairlington is unique in that it features many design elements which echo Colonial Williamsburg and early America. It would be too costly to reproduce the details and quality of this architecture today. *Plantings should compliment these features not detract from or hide them.*

- **Landscape and Safety**

**Neighborhood Watch** guidelines indicate that proper landscape maintenance is instrumental in deterring crime. According to crime analysts, a house surrounded by overgrown shrubs, which serve to hamper visibility from the street and neighbor’s eyes is an ideal target in the criminal mind. *Safety experts advise trimming shrubbery and trees so doors and windows are visible to neighbors and from the street. Ground plants within four feet of any sidewalks or doors should be maintained at a height of not more than two feet! Ground plants between four and eight feet of any sidewalk or doors should be maintained at a height of not more than four feet. Ground plants under windows should be maintained at a height that is below the window sill.*

**Meeting Calendar**

Board of Directors Board Meetings are scheduled for May 24, June 28 (Annual Meeting), July 26, August (no meeting), September 27, October 25 - @ 7:00 PM, Fairlington Community Center

|                           | <u>Liaison</u>           | <u>Address</u>                  | <u>Phone</u>   |
|---------------------------|--------------------------|---------------------------------|----------------|
| <b>Board of Directors</b> |                          |                                 |                |
| President                 | Gretchen Martin (Acting) | 4680 S. 34 <sup>th</sup> Street | (703) 933-1368 |
| Vice President            | Gretchen Martin          | 4680 S. 34 <sup>th</sup> Street | (703) 933-1368 |
| Treasurer                 | Seth Low                 | 4644 S. 34 <sup>th</sup> Street | (703) 379-0155 |
| Secretary                 | Ben Marglin              | 4608 S. 36 <sup>th</sup> Street | (703) 671-7281 |
| Director                  | David Biette             | 4638 S. 34 <sup>th</sup> Street | (703) 820-9589 |
| Director                  | Ann Noonan               | 4674 S. 34 <sup>th</sup> Street | (703) 931-6964 |

**Committee Chairs**

|                |                          |                                 |                |
|----------------|--------------------------|---------------------------------|----------------|
| Landscape      | Lori Olivas              | 4666 S. 36 <sup>th</sup> Street | (703) 379-4927 |
|                | Tom Corbin               | 4624 S. 34 <sup>th</sup> Street | (703) 931-0687 |
| 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     | Tom Corbin/Ron Patterson | 4624 S. 34 <sup>th</sup> Street | (703) 931-0687 |
| 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>  | Brenda Camenzind              | 4678 S. 34 <sup>th</sup> Street    | (703) 671-1677 |
| 9. 4624-4658 S. 34 <sup>th</sup>  | Tom Corbin<br>& 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        | 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> | Elizabeth Grenfell            | 4661A-2 S. 36 <sup>th</sup> Street | (703) 845-3654 |

**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<br>4401 Ford Avenue, Suite 1200, Alexandria, VA 22302<br>Steve Navar <a href="mailto:snavar@legumnorman.com">snavar@legumnorman.com</a> | (703) 600-6000<br>(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**