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Mews NEWS

*The Newsletter for
Fairlington Mews Residents
Volume 2007 Issue 5
November/December 2007*



Message from the President

Dear Mews Owners and Residents,

SOS - PLEASE SEND MORE RAIN!!! O.K. - so admit it - even you missed the rain! Our landscaping plants sure did! Our trees and shrubs are still *begging* for water! Extend a hose and save a life as long as Arlington County places no restrictions on outside watering. Even with the rain we received over the past weekend, we are still far behind. Stay alert!!

Many of you know by now that Fairlington Mews will be under the management of Community Management Corporation (CMC) as of December 1, 2007. The community's intense but unsuccessful efforts to work effectively with the leadership/management of Legum & Norman has led the Mews Board of Directors to terminate our present month-to-month management contract with L&N, having provided 90 days notice, and contract with CMC for the next two years.

Our structures have passed their 60th "birthdays", and the need for continual upkeep has never been more apparent. *(Please note, I am referring to the buildings only, for surely, we as individuals will never be older than Jack Benny's "39" - and if you are young enough not to recognize this latter reference, check out "Jack Benny" in Wikipedia).*

What evidence will you see now that our management company is about to change? CMC will be sending all unit owners a letter about mid-November. Along with this letter of introduction will be several payment coupons. Thus, your November condo payment should be mailed, per usual, to Legum & Norman. December's payment will be mailed to the CMC address. Instructions for setting up a direct deposit account with CMC will be part of the November letter.

Please note that Legum & Norman remains as our sole management company until December 1st. CMC's involvement with the Mews up to that date will be restricted to preparation for assuming our account. Thus, the range of typical management concerns will be handled by L&N until December 1st.

I have spoken at length with Mr. Tony Rouhani of CMC who will be our "Portfolio Manager", and Mr. John Kilkenny, who will oversee the day-to-day management of our community. Mr. Kilkenny is a "hands-on" supervisor, so after December 1st, you will begin to see him walking the grounds. He will directly supervise all repairs, etc. Mr. Kilkenny is also serving Fairlington Meadows in this capacity and we can look forward to his increasing familiarity with the Mews. Be assured that these our new management will not be effecting any changes without the approval of the Mews' Board! An "open" meeting for the CMC management and the Mews residents will likely be scheduled for early February. The preceding 2-3 month period will allow CMC to experience Mews operations and form substantive observations and suggestions.

Admittedly, the month of November will be somewhat of a lame duck period, and the Mews' Board will not be implementing any new long-term contracts until CMC takes over. This having been said, I want to assure you that Mew's maintenance will not be grinding to a halt.

The biggest project to be tackled in the upcoming months is the roof replacement in Court 15. Having spoken with the representative of the roofing company with whom we have contracted (Simpson Unlimited, Inc.), we can expect this work to be initiated during November. A short study of slate roofing materials has informed me there are various grades of slate, even within a given geological sedimentary vein. National standards are descriptive of slate "hardness", and we will use the most durable slate, rated as S-1. A local concern, well versed in Fairlington construction, Seal Engineering, will oversee the work. Once David Fyffe of

Seal makes final approval, work will begin. A slate from Wales will be used. Although there are many U.S. slate quarries, not all grades are available at all times in sufficient quantity for a job like ours. Mr. Fyffe is overseeing the choice of materials with due caution.

Another project to be scheduled during the upcoming months is the selective painting of apartment doors, i.e., those leading from the main hallway. Some of these doors have become distressed in appearance since their last painting, and we will contract with a painter to remedy this. Scheduled cooperation with apartment unit residents is necessary as the doors will need to be left opened for preparation and painting.

There is seemingly an unending stream of reports from folks throughout the Mews as to peeling paint and rotted/missing trim elements. The Board is very aware of these conditions but is awaiting the commencement of our new management before systematically addressing the problem.

Another concern prompting many complaints is our present trash collection service. It is truly disgusting to have to "protect" our trash by frightening off the squirrels and birds, plus, it is not an easy task with the local squirrel population being in such friendly cahoots with so many residents. Along with these apparent trash issues is our concern as to our compliance with the Arlington County recycling ordinance. Again, we are postponing any implementation of new procedures until CMC assumes management.

The Bottom Line: The Mews is within a period of change, and everyone's patience, bolstered with a cooperative community spirit, is needed!

Fern Birtwistle, President Fairlington Mews
4676 B S. 36th Street, 703.379.7354, fern@fernb.com

Click Here, Dude!
Fairlington Web Site
Resources



- 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

Calendar

- November 3 - Large Item Pick Up (Place items at curb by 7:00 AM)
- November 4 – Daylight Savings Time Ends
- November 6 – Election Day (Vote at North Fairlington Community Center)
- November 22 - Thanksgiving Day – No Trash Pick Up
- November 27 – Board of Directors Meeting
- December 1 – Large Item Pick Up
- December 5 – Hanukkah begins
- December Board Meeting – To Be Announced
- December 25 – No Trash Pick Up
- January 1 – No Trash Pick Up
- January 5 – Large Item Pick Up
- January 22 – Board Meeting
- February (TBA) – CMC Public meeting



Board Minutes Highlights

The following is a summary of highlights of recent board minutes. For complete minutes, please access the Mews web site <http://www.fairlington.org/mewsindex.htm>

Meeting Highlights – July 24, 2007

All board members were in attendance. Steve Navar, manager, was present. 3 residents attended.

1. Homeowners' Forum – Resident presented concern about the amount of rotten soffit and fascia trim and recommended a regular inspection to assess and repair the problem, noting two residences in Court 9 as examples.
2. Board Actions/ Discussions
 - Noted 42 % of co-owners responded to request for attendance/ proxy at June 2007 annual meeting and voted 5-0 to continue operations and to “hold open” annual meeting until proper percentage of co-owners could be obtained.

- Tami Anderson will meet on July 25 with Mr. Navar and a representative of Brothers Paving to coordinate numbering of parking spaces.
 - Noted that the Brothers Paving contract specified application of two sealant coats and questioned whether or not this had been performed.
 - Reminded Mr. Navar that he needed to “restore” the association painting cycle.
 - Reminded Mr. Navar that he needed to provide bids for apartment door painting
 - Questioned follow up to “electronic voting” policy resolution approved at June 5 meeting in terms of (a) response from counsel on proper procedure, (b) did resolution need to go through two meetings before vote? (Ms. Birtwistle to follow up.)
 - Approved 5 – 0 payment of \$7,488.00 to Kelly Cummins of Brik Works for masonry repairs.
 - No action taken on trash proposals.
 - Roofing project is scheduled for “some time” in September, but management did not have specific dates.
3. Recreation Committee – There was no report.
 4. Newsletter – Tom Corbin said that since materials were not forthcoming for the July/ August newsletter, he would try to produce and distribute the September/ October newsletter in mid August to include any summer items.
 5. Landscape Committee – Lori Olivas noted that landscape work has been completed in Court 13; requested \$1,260.00 to Atlas Tree, Inc. for pruning work (approved 5 – 0); noted need for Dominion Power to restore grounds as result of recent work; noted need for restoration of grounds resulting from recent work by JED Mechanical and need to correct clean out valves.

Meeting Highlights – August 28, 2007

All board members were in attendance. No representative from Legum and Norman was present.

1. Homeowners’ Forum – 6 residents in attendance (a) Resident @ 4654 S. 34th Street requested variance for kitchen remodeling work; (b) two residents asked board to address the unclean conditions in the ladies restroom at the pool and to correct the noisy shower pipes; (c) resident requested again the installation of a lighting rod in the elm tree adjacent to 3520 S. Wakefield Street; (d) resident expressed concern about the length of time trash remains on grounds creating an ugly and unhealthy situation.

2. Board Actions/ Discussions

- Granted variance for kitchen remodeling. (Approved 5 – 0)
 - Tabled discussion of proposed contracts for trash services.
 - Discussed recent parking lot resurfacing work and determined that in spite of questionable quality of the work the board must compensate Brothers Paving.
 - Reported that Tami Anderson had developed an accurate grid map of parking spaces with correct numbering.
 - Noted that there was a net surplus of \$93,000 from the FY07 budget.
 - Reserves Advisors will send draft of recent study for board comments.
 - Current electric, water, and sewer fees are under budget.
 - Noted that management had not finalized plans for contracted roof replacement.
 - Approved 5 – 0 reimbursement of \$1,700.00 to resident for kitchen damages resulting from inner-wall pipe restoration work.
 - Took under advisement the issue of dog problem at S. Wakefield address.
 - Noted that it is in discussion with Community Management Corporation (CMC) as potential management agent.
 - Submitted a letter of termination of management with Legum and Norman effective November 30, 2007. (Approved 5 – 0)
 - Voted 5 – 0 to hire Community Management Corporation as Fairlington Mews’ management company, effective December 1, 2007.
 - Voted 5 – 0 to “continue” this meeting in executive session at 7:00 PM on September 4, 2007 at Ms. Anderson’s house to discuss proposed contract with CMC.
3. Recreation Committee – There was no report.
 4. Newsletter – Tom Corbin reported that the increased cost of the last newsletter was due to a larger edition and that the next publication would be November/ December.
 5. Landscape Committee – Committee met on August 3; Ms. Olivas will solicit bids for pruning King Street Photinia hedge; Ms. Olivas will research the cost of restoring missing numbers to patio gates; resident requested missing numbers to patio gates; resident requested pruning work on beech tree between Courts 11 and 12.

Meeting Highlights – September 8, 2007

Four board members attended this specially called meeting. No representative from Legum and Norman was present. 12 residents attended.

1. Residents' Concerns

- Importance of communication between residents and board/ management
- Need for effective communication notifying residents of special projects, e.g. recent parking lot work
- Need for clarity of communication from management and board of directors
- Need for an improvement of current trash collection services

2. President's Message

Ms. Birtwistle explained that the meeting's purpose was to approve and sign a management contract with Community Management Corporation (CMC). She noted that CMC would be effective in overseeing the architectural integrity of the community, in providing proper supervision of maintenance projects/contractors, in following up on non-compliance issues, and in helping with financial matters. Upon board request CMC will provide a special meeting of co-owners to introduce personnel and to explain management procedures.

3. Board Actions

- Motion made and seconded to accept CMC contract as amended. Approved 4 – 0.
- Motion made and seconded to accept DEC (apartment building cleaning contractor) bid of \$75.00 per building to clean and shampoo carpets. (Approved 4 - 0)

Meeting Highlights – September 25, 2007

Four board members were in attendance. Steve Navar was present and 5 residents attended.

1. Homeowners' Forum – (a) A resident brought a piece of broken “stack pipe” from her kitchen remodeling work to show the condition of this infrastructural element. Residents doing any kitchen remodeling should check this element which is located in the wall behind the sink. (b) Residents requested that the association refurbish the women's rest room and shower facilities at the pool house.

2. Board Actions/ Discussions

- 5 notices of condo fee delinquencies were mailed to co-owners; two notices were “collective demands” of co-owners who are seriously delinquent

- All board members have reviewed the Reserves Advisors Report.
 - Julia Claypool reminded the board of the importance of the Homeowners' Forum as a time for residents to address concerns to the board.
 - A request for an interim audit has been made to Goldklang.
 - Mr. Navar reported the striping in Court 13 needs to be finished.
 - Final payment of the contracted amount of \$47,963.52 to Brothers Paving to be sent.
 - Mr. Navar has no firm date from Simpson Roofing Company for contracted work.
 - The board requested Mr. Navar obtain bids for painting interior apartment building doors and trim. Ms. Dodge and Ms. Claypool will work with Mr. Navar on this project
3. Landscape Committee – Ms. Olivas requested payment of \$525.00 to Hook's Tree Services. (Approved 4 – 0.) At the suggestion of hiring a student or other part time employee to water landscape, the board determined that the issues of insurance, workman's compensation, and association liability prevent the hiring of such employees. Ms. Olivas proposed a “water fund” to alleviate the drought conditions. The board said it would pay for such watering and make budget adjustments later. (Approved 4 – 0.) Mr. Navar said that \$3,550.00 had been paid to Environmental Enhancements.
4. Recreation Committee – No representative of the committee was present, but Ms. Birtwistle noted that Mike Simmons of Curl Pool had received official notice from Arlington County detailing 4 association pool violations. Ms. Birtwistle said she would request a “pool season” report and recommendations for maintenance needs.
5. Newsletter – Tom Corbin reported that the deadline for materials for the November/ December newsletter would be mid October and suggested that the board publish any special new meeting dates resulting from management change in this issue.

Annual Meeting Quorum Reached

On October 23, 2007 the board of directors certified that a quorum of 51.985 % of residents had been reached for the annual meeting. The board then officially adjourned the June 2007 annual meeting. Many thanks to those residents who knocked on doors to collect residents' proxies. Voting in person or by proxy at the annual meeting is a minimal

responsibility of co-owners as participation in association activities.

John Kilkenny, New Mews Manager

Effective December 1, 2007 John Kilkenny will be Fairlington Mews' manager. He is with Community Management Corporation, an Associa Company, located at 12701 Fair Lakes Circle #400, Fairfax, Virginia 22033.

Mr. Kilkenny has been a Certified Hotel Administrator (CHA) for over 23 years. He is also a CMCA (Certified Manager of Community Associations) and an AMS (Association Management Specialist). He currently manages five other communities including our sister community Fairlington Meadows.

Residents will receive Mr. Kilkenny's contact information in the letter to be mailed by Community Management Association. We welcome John Kilkenny to our association!

Gutter Clean Out Planned

Residents whose units are situated near large trees can expect a gutter clean out soon. Please leave you patio gate unlocked for access to the rear gutters by the Engleking crew. If your gutters need immediate attention, please call management.

All gutters will be cleaned during the weeks of December 10 - 14 and December 17 - 21. Please leave your patio gate unlocked for easy access by the workmen. All work is subject to satisfactory weather conditions.

Treasurer's Report (Submitted by Julia Claypool)

The board received a draft report from Reserve Advisors, Inc. that updated their assessment of the Fairlington Mews infrastructure needs to the year 2026. When the draft is finalized, it will be posted on the web site in place of the earlier version.

The good news is that the current budget has adequately planned for the additional needs and updated cost estimates as determined by Reserve Advisors. The financial statement for the first two months of FY08 shows that the Mews is slightly over budget due to the rise in water and sewer rates.



Water rates increased 3.9% over last year, and sewer rates increased 18.3%. We used fewer gallons for the summer months (hard to believe with the drought), but those gallons were more expensive, so the water bill is close to that of the summer of 2006.

The change in management firms at the end of November may create some temporary delay in reporting the Mews finances.

Goldklang, Cavanaugh & Associates, the Mews auditors, will be performing the usual end-of-the-fiscal-year audit (Aug 1, 2006—July 31, 2007) as well as an interim audit for the period August 1, 2007 to November 30, 2007 that Legum & Norman was the management agent.



Volunteers At Work

Landscape Committee

Lori Olivas, Chair

Watering

As we continue through a record drought, we may well have saved many trees and shrubs thanks to residents who have watered. Thanks to all who have helped out in this effort.

Since watering is critical to our plants and barring any restrictions placed on outside watering by Arlington County, residents need to continue watering landscape materials, particularly those that have been planted within the last three years. The association is paying Environmental Enhancements for water-hauling services for trees not within reach of residents.

Once the leaves drop, trees and shrubs still need moisture as their roots remain active into early winter, so it's important to provide water as needed until the soil freezes. The plants should be watered through November and less frequently in December when the weather cools. Water thoroughly unless there is at least an inch of rain weekly.

ATTENTION!!!

Please understand that the recent rains have by no means ended the drought and landscape materials still need regular watering.

Grounds Maintenance

Fairlington Mews is again participating in the Arlington County Yard Waste Recycling program. Our grounds contractor will dispose of the fall leaves at the county trade center complex. Leaf removals are scheduled for:

- 1st - Between October 20 and November 5
- 2nd - Three weeks after the first removal (before Thanksgiving)
- 3rd - December 15 – 20 (before Christmas)

As our grounds contractor begins seasonal cleanup, so, too, should residents clean up their flower beds by removing all spent annuals and perennials as the grounds contractor does not clean these areas. Please properly bag and dispose of the debris for regular trash pick up.

Continued rejuvenation pruning will be done in late winter or early spring.

Fall Planting

We received several requests for fall plantings. Environmental Enhancement has completed or will complete contracted fall planting. Residents receiving new materials need to provide thorough and frequent waterings. Any planting not completed in the fall will be planted in the spring. Written requests for spring landscape modifications must be received by February 15, 2008.

Remember spring bulbs require fall planting! For those who plant tulips, to keep squirrels away from your bulbs, layer them with daffodil bulbs. These are squirrel-proof, as they are poisonous to the squirrels. Hyacinths are also critter-proof. Spraying the tulip bulbs with a rodent repellent before planting also will keep them safe from squirrels.

Trees

Arlington County has established a Tree Canopy Fund to enhance the tree population. The fund, which will be largely supported by developer contributions, will provide grants to community groups to plant and maintain trees on private property rather than in the street medians. Tom Corbin will be our liaison with the county for this program.

Environmental Enhancements will extend the mulch area under the mature zelkovas, maple, and oak trees at

the rear of Court 3 to help the trees retain moisture and protect the roots from lawn equipment and foot traffic. Don Hook's tree services recently completed pruning selected trees and also removed a declining spruce in Court 11. Court residents were saddened to learn of the need to remove the large tree that stood in their courtyard for at least 35 years. The landscape committee will work to find a proper replacement.

The Mews Landscape Committee makes every effort to notify residents affected by the removal of trees and overgrown shrubs. Because it is a small volunteer group, we sometimes overlook some residents. We apologize to any "missed" residents.

Committee Matters

The Landscape Committee held a meeting on Monday, October 15. Progress reports were provided on pruning the King St. Photinia hedge; shrub rejuvenation; and replacing address plates on the patio gates. Among other issues discussed were the declining health of some of our trees and consideration of the installation of benches on the Mews common grounds. Tom Corbin presented information on the Arlington County's Tree Canopy Fund.

The committee welcomes Sharon Webster and Rodger Bailey, of courts 12 and 11, respectively, as new members, and Judith Guerny, a resident of Court 9, as a returning member.

The committee will meet on Tuesday, November 13, at 7 pm at 4830 S. 31st street, Room E. All committee meetings are open to Mews residents. Please call Lori Olivas at 702-379-4927 to verify the meeting date/place.

Recreation Committee

Ann Timmons and Joanne Herman, Co-chairs

Pool Season 2007 ended with a "woof!" at the annual Mews Dog Swim on Labor Day. Sunday's picnic was also a resounding success - with a record number of Mews residents (of all ages!) attending.



Now we are turning our attention to other components of Mews recreation. The tot lot is scheduled for renovation in 2009, so Jennifer Strach, 4640 S. 34th Street (Court 9), has agreed to chair a task force to make

recommendations for upgrades and improvements. We are currently in dialogue with a contractor to replenish the wood chip playground base.

The first meeting of the tot lot renovation group will be held on December 3, 2007. Contact Jennifer at jennifer.strach@gmail.com for time and location. This is your opportunity to help rethink the play ground area.

Shannon Watson, 4632 S. 34th Street (Court 9), volunteered to coordinate an effort to replace or resurface the singles tennis court by the pool. The growing crevasse in the surface is a problem for many of our resident tennis players, and we are in the process of determining the best way to fix it. To help with this project, please contact Shannon at Shannon_watson@hotmail.com

If you are a parent who uses the tot lot or a tennis player who spends time on the court, please give your valuable input (and some volunteer time!) to help improve our aging Mews recreation amenities.

You can e-mail Ann Timmons, Recreation Committee Co-Chair, at ann@anntimmons.com with your suggestions and offers to volunteer to help with recreation committee projects and to learn meeting dates and locations.



Timely Tips As compiled by Tom Corbin

Association Reminders to All Residents

- Jeffrey's Trash does not pick up on the following holidays: July 4, Thanksgiving, Christmas Day, and New Year's Day. The July 4 non-pick up date was recently added by the company.
- Dogs must be on a leash at all times while outside of your residence or patio. This is an association rule and a county ordinance. Dogs should not be permitted to be unleashed in any of the common areas at any time.
- Arlington County Animal Control may be reached at 703.931.9241.
- Tennis courts should be used only for playing tennis! They are not play grounds for children or dog run areas.
- For their health and safety, cats should not be allowed to roam the neighborhood. Their feces

present a health risk. They also decrease the bird population.

- Remember to replace the batteries in your smoke detectors when you set your clocks back on November 4.
- Even though Christmas is weeks away, please be aware that undecorated trees will be collected on January 3, 4, 10, and 11. Place discarded tree at the curb.
- Remember to turn off outside faucets from the interior, remove hoses, and to leave the faucet open with any forecast of freezing weather.
- Please do not rake your patio leaves unto the common areas after the association leaf pick up dates! Please bag all patio leaves and garden debris and put it out for regular trash collection.
- Somerset Landscape will remove snow from parking lots and sidewalks when snowfall reaches two inches.

Some Things to Help the Planet!

1. Pump Up. Properly inflated tires improve your gas mileage by 3%. The average American who drives 12,000 annually could save 16 gallons of gasoline.
2. Loose the Phone Book. You're probably using an on line directory, so call to stop the delivery of the traditional phone book.
3. Go Compact. Replace incandescent bulbs with compact fluorescent bulbs. If everyone replaced just 5 bulbs, we'd keep one trillion pound of greenhouse gases out of the air.
4. Forget the Receipt. Don't take the ATM receipts which are one of the top sources of litter on the planet. If everyone did not take this paper slip, it would save a roll of paper more than 2 billion feet long, or enough to circle the equator 15 times!
5. Stop Junk Mail - the Direct Marketing Association www.dmaconsumers.org/cgi/offmailinglist web site can help. There you can register with the Mail Preference Service to reduce the amount of junk mail you receive. The average household receives about 1.5 trees' worth of junk mail annually. It costs a buck, but it's worth it.
6. Don't Wash Your Car. Commercial car washes often recycle and reuse rinse water. If everyone who washed their own cars chose to go to a professional car wash just once, up to 8.7 billion gallons of water could be saved.
7. Downsize Your Electric Loads. For any small appliances you use, put them on a power strip and flip the power strip only when you need to use the appliance.

8. **Cleaning Supplies.** Use non-toxic cleaning products.
9. **Cool Down.** Use a warm-cold cycle on your washing machine instead of a hot-hot cycle. You'll save 90% in energy use. If everyone in the U.S. did it, it would save 100,000 barrels of oil a day. (These tips are from *The Green Book: The Everyday Guide to Saving the Planet One Simple Step at a Time*. www.readthegreenbook.com)

Virginia Supreme Court on "Tree Liability"

The Virginia Supreme Court ruled on September 14, 2007 that homeowners can sue to force a neighbor to cut back branches or roots or to take out a tree altogether if it poses a risk of "actual harm" or an "imminent danger" to their houses. Tree owners can now be held liable for any damage caused by a tree.

The decision was based on a Fairfax County case where an owner sued because of damage to a patio and brickwork from a large sweet gum tree growing in a neighbor's 17 -by-17 foot back yard.

Virginia is the latest state to make such a change which reverses Virginia's 1939 law under which a resident could sue a neighboring tree-owner only if the tree were "noxious" and caused "sensible injury". No one ever defined "noxious tree"! A neighbor can't sue a neighbor for the little annoying things - "casting shade or dropping leaves, flowers, or fruit." But it's a different story if the tree becomes a nuisance.

The owner of a nuisance tree "may be held responsible for harm caused to {adjoining property}, and may also be required to cut back the encroaching branches or roots, assuming the encroaching vegetation constitutes a nuisance," the court said.

(Source: Brigid Schulte, The Washington Post. 15 September 2007).

Items of Interest



Rights and Responsibilities for Better Communities

In the last newsletter we published a summary of the rights and responsibilities of Homeowners. This information was provided by the Community Association Institute, the professional organization of condominium associations, management companies, and managers. Below are the rights and responsibilities of Community Leaders.

Community Leaders Have the Right to:

1. Expect owners and non-owner residents to meet their financial obligations.
2. Expect residents to know and comply with rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Personal privacy at home and during leisure time in the community.
6. Take advantage of educational opportunities (e.g. publications, workshops, seminars) that relate to board responsibilities.

Community Leaders Have the Responsibility to:

1. Fulfill their fiduciary duties to the community.
2. Exercise sound business judgment and follow established management practices.
3. Understand the association's governing documents and become educated with respect to state and local laws, and to manage the community accordingly.
4. Establish committees or use other methods to obtain input from owners and non-owner residents.
5. Conduct open, fair, and well-publicized meetings.
6. Welcome and educate new members to the community.
7. Encourage events that foster neighborliness and a sense of community.
8. Conduct business in a transparent manner.
9. Regularly provide information regarding association/ board matters to all co-owners.

(Source: Community Association Institute (CAI). www.caionline.org. (888) 224 - 4321.

News to Muse

Proposed Street Tree Work

Landscape Committee member Tom Corbin has been working with Arlington County personnel to coordinate street tree work along S. 36th Street.

(Note: The trees in the grassy median between the sidewalk and roadway are the property of Arlington County.)

Work has been scheduled for late November to remove five dead trees within the 4600 block of S. 36th Street to include Norway maple at 4643, sugar maple at 4644, hornbeam at 4637, and sugar maple at 4607. Deadwood will be removed from the maples at 4638 and 4609. The dead linden at 3497 S. Wakefield St. will also be removed. This work has been postponed from an earlier scheduled date due to the need to remove trees deemed more hazardous in the county.

The county will post “No Parking” signs 2 – 4 days before work is to begin. Residents are asked not to remove or destroy the signs and to heed the parking restrictions so the work can be performed. If you plan to be out of town, please see that a neighbor has a key to your parked vehicle and can move it for the scheduled work. Don’t risk being towed. As always, emergency work, storms, and bad weather could affect this schedule.

Fairlington Traffic – It’s the Law!

Many Fairlington drivers seem to have forgotten that that **RED SIGN** at intersections means **STOP!** It does not mean yield; it does not mean “hesitate”; it does not mean “do a California roll”. It means come to a complete stop and remain stationary.

Many drivers seem oblivious to the full-stop signs at the intersections of S. 34th and Wakefield Streets, S. 36th and Wakefield Streets, and S. 34th and 36th Streets. Mews

residents have commented on cars that fail to stop at these intersections, and some have even identified specific regular offenders who are Fairlington residents!

For the safety of pedestrians and other drivers, please obey the signs, and remember the speed limit throughout Fairlington is 25 MPH. To report problems, contact county traffic enforcement at (703) 228 - 4141.

Special Notice

(Contributed by Judith Guerny)

A Four-inch cast iron “stack pipe” running from the vent in the roof to the basement carries water and sewage from the second floor to the sewer. These pipes are part of the original structural elements and may develop age cracks causing leakage. If you remodel your kitchen, it is a good idea to have a plumber check the pipe for cracks.

Home owners have reported leaks due to failure of this element. We are investigating companies that can insert a camera into the pipe to detect damage with costs for this inspection ranging from \$200 - \$450 depending on the number of interested residents. Payment for the inspection is a resident’s responsibility. Please direct questions to Sharon Webster at 703-820-6556.

MewsNEWS

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

Editors: Tom Corbin/Ron Patterson, 4624 S. 34th Street, Phone: (703) 931-0687

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



Fairlington Mews - Quick Reference Guide

Trash Pick Up and Recycling

- Trash is picked up from your front doorstep Monday thru Saturday except the following holidays: New Year's Day, July 4th, Thanksgiving & Christmas.
- Trash should be placed on your doorstep by 7 a.m.
- All trash must be bagged.
 - Recyclable plastic, glass, cans, and aluminum are picked up from your doorstep on Tuesdays in addition to the regular trash.
 - Newspapers and broken-down cardboard boxes are picked up from the curb on Wednesdays in addition to the regular trash. Newspapers should be placed in paper bags or tied together in a bundle. Boxes must be broken down.
 - Large items are picked up from the curb on the first Saturday of each month.
 - To remove large trash items (e.g., furniture, carpets, etc.) on other than the first Saturday, you should call and schedule an appointment with Jeffrey's @ 703-591-9550 at your expense.
- If your large item is not picked up from the curb on the first Saturday of the month, you are personally responsible for removal of the item.



*Please do not put your trash out the night before as it will attract unwanted rodents.

Recreation Passes

- Recreation passes are required for entry into the pool and tennis courts.
- New recreation passes are distributed each year.
- Applications for recreation passes are distributed to residents in the spring.
- The pool is open Memorial Day weekend through Labor Day weekend.



Parking



- Each unit is assigned one parking space except Court 8 which has unassigned parking with one car per unit parking in effect.
- Park only in your designated space or your vehicle may be towed.
- Towing a vehicle must be authorized by a Board member or the management company.
- Guests may park on the street.
- No double parking.

Pets

- Cats should not be allowed to roam freely.
- All dogs must be leashed as per Arlington County law.
- Owners must clean up after their dogs.



Landscape



- If you wish to plant and maintain the bed in front of your unit, you must fill out the required form distributed with the recreation pass information (and available on the web site) or contact Lori Olivas @703-379-4927.

Newsletter

- Is published bimonthly and contains important information about association business/activities and current contact information.
- Provides important dates including:
 - which holidays trash pick-up will be suspended
 - dates of upcoming board meetings



Website

- www.fairlington.org/mewsindex.htm
 - Contains minutes of board meetings and up-to-date announcements.
 - Has Mews By-Laws and other documents such as the Reserve Study and the Fairlington Mews Handbook.



Meeting Calendar

Board of Directors Board Meetings are scheduled for November 27, 2007, December TBA, and January 22, 2008 @ 7:00 pm. Contact Board Members/Management Agent (Steve Navar at 703 848-4316) for meeting locations.

Board of Directors	Liaison	Address	Phone
President	Fern Birtwistle	4678B S. 36th Street	(703) 379-7354
Vice President	Seth Low	4644 S. 34th Street	(703) 379-0155
2nd Vice President	Tonya Dodge	4666 B-2 S. 34th Street	(703) 671-7530
Treasurer	Julie Claypool	4669 A S. 36th St	(703) 931-9161
Secretary	Tami Anderson	4625 B S. 36th St.	(703) 820-5665

Committee Chairs

Landscape	Lori Olivas	4666 S. 36th Street	(703) 379-4927
Recreation	Ann Timmons	4638 S. 34th Street	(703) 820-9589
	Joanne Herman	4603 S. 36th Street	(703) 931-5867
Newsletter	Tom Corbin/Ron Patterson	4624 S. 34th Street	(703) 931-0687
Carriage Lamps	Janice & Larry Peters	4605 S. 36th Street	(703) 578-4992

Court Representatives

1. 3600-3616 S. Wakefield	Tom Roberts	3616 S. Wakefield Street	(703) 820-1992
2. 4606-4630 S. 36th	Ben Marglin	4608 S. 36th Street	(703) 671-7281
3. 4632-4636 S. 36th	Shannon Blair	4632B S. 36th Street	(703) 931-5538
4. 4638-4654 S. 36th	Myrta & Ricardo Alonzo	4646B S. 36th Street	(703) 824-0631
5. 4656-4674 S. 36th	Renee Powlette	4670B 36th Street	(703) 671-2774
6. 4676-4698 S. 36th	Fern Birtwistle	4678B S. 36th Street	(703) 379-7354
7. 4667-4671 S. 36th	Gordon Whyte	4667A S. 36th Street	(703) 578-4564
8. 4664-4686 S. 34th	Gretchen Martin	4680 S. 34th Street	(703) 933-1368
9. 4624-4658 S. 34th	David Biette	4638 S. 34th Street	(703) 820-9589
10. 4600-4618 S. 34th	Shirley Fein	4610 S. 34th Street	(703) 553-0340
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. 36th	Joanne Herman	4603B S. 36th Street	(703) 931-5867
14. 4615-4637 S. 36th	Craig Wagner	4631 S. 36th Street	(703) 931-7549
15. 4641-4665 S. 36th	Gordon Avery	4655 S. 36th 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 Kristie Yoder, Assistant kyoder@legumnorman.com (703) 848-4332
Preferred Method to Track Work Orders: email kyoder@legumnorman.com

24 Hour Maintenance Call-In

Legum & Norman (703) 848-4369

EMERGENCY NUMBER (703) 600-6000 FAIRLINGTON MEWS