

SPECIAL
POINTS OF
INTEREST:

- Help save the Association (and yourself!) money
- Protect yourself from costly winter damage
- Welcome New Board Member Tiffany Kudravetz

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Mews News

OCTOBER / NOVEMBER 2010

Message from the President

Changes in the Mews

You may or may not be aware that our Board of Directors has shifted around a bit. Renee Powlette is now the President, Chandra Burnside has taken on the role of Secretary and Seth Low remains as Vice President. While Renee and Chandra have been on the Board for less than two years, Seth brings over ten years of experience and knowledge and things are running smoothly.

As of the October 21st Board meeting, the Board of Directors is happy to announce that we have a co-owner who has volunteered to take on the role of Treasurer. Tiffany Kudravetz recently moved into Court 11



Fall colors can be seen throughout the Mews!

along with her husband Mike. After five years of living in Arlington and getting married in 2009, they decided to make the Mews their home this past May. Tiffany is a contract attorney and is also the Chairperson of the Arlington Community Volunteer Network so we are grateful she felt she still had time

to contribute to the needs of the Mews. One of her goals as a member of the Board is to reach out to other newcomers and make them feel welcome to the neighborhood.

We encourage all residents to get more involved in the Mews. Whether you've lived here two months or twenty years, we'd love to have your help on one of our committees. We also welcome articles and pictures for the newsletter. If you're interested in learning more about the ways you can help out, please contact Renee at rpowlette@yahoo.com.

Winterize Outside Spigots (and Save Money Doing it!)

As the leaves begin to fall and our thoughts turn to snow (hopefully not as much as last year!), don't forget to winterize your outside spigots before winter really arrives.

Shut off the valves inside your unit; turn on the outside spigots

to ensure they drain fully. The location of the valves varies, but generally they are found under the kitchen sink and above the water heater in the basement. If your pipes freeze and break, repairing them is your responsibility, as is as the damage the leak caused to others.

Additionally, broken front spigots can make keeping common area plantings watered during hot summers difficult. This costs homeowners and the Association money when new plantings are left to die.

“The biggest waste of water appears to be improperly operating toilets.”

Water and Sewer Use Reminders

Did you know that one of the Mews’ largest annual expenses is for water and sewer? Water and sewer service is included as part of your monthly condo fee. You can do your part towards saving water—and keeping our common expenses down—by doing a number of things:

The biggest waste of water appears to be improperly operating toilets. Usually the cause is a warped flapper ball (the “stopper” at the bottom of the toilet tank) or an improperly set water level. Signs include:

- Vibrations and noise that may appear to come from the walls or a nearby unit.
- The toilet “turning on and off” by itself
- A toilet that runs continuously
- A tank water level that rises to the escape pipe
- Improper “seat” of the flapper ball
- Invest in new water-saving appliances (they are usually quieter, too!). Notify the condominium’s property manager or the county if you see a water leak.

Even more water conservation tips may be found at EPA’s website: http://www.epa.gov/region1/eco/drinkwater/water_conservation_residents.html

Remember: think globally, act locally.

These problems can be easily corrected. Additionally:

- Fix faucets that drip
- Use your dishwasher and washing machine for full loads only

Stay in the Know

Did you know that Fairlington Mews maintains an email alert system? It is one of the best ways to stay “up” on what is happening in the neighborhood. The alert system is used for sending out reminders about Board and

Committee meetings, as well as general happenings around the Mews. It was crucial during last year’s snow storms when getting information out about trash collection and plowing was difficult.

Please consider signing up today by emailing CMC manager Jason Eglin at jeglin@cmc-management.com

This list is never sold or shared and guaranteed no spam!



Don’t “Leave” it to the Landscapers

When cleaning out your back patio this fall, please be mindful that the landscaping crews are NOT responsible for removing any leaves in your patio. This includes not removing leaves that have been raked out of the patio and left behind the back fence.

Please take the time to properly bag and remove leaves to the curb instead of leaving the debris outside your fence. Piles of rotting leaves make for excellent breeding grounds for mosquitoes in addition to being just plain unsightly.

Instead, take advantage of our wonderful trash service and dispose of yard waste during regular pick-up. As always, with exceptionally bulky waste, it should go to the curb on the first Saturday of the month.

September Meeting Minutes

FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
 BOARD OF DIRECTORS MEETING
 Thursday, September 23, 2010
 Fairlington Community Center
 6:30pm

ATTENDEES

Renee Powlette, Secretary
 Seth Low, 1st Vice President
 Chandra Burnside, 2nd Vice President

Jason Eglin, CMC Community Manager
 Rebecca Watkins, Recording Secretary

ABSENT

None

CALL TO ORDER: Mr. Low called the meeting to order at 6:34 PM.

OPEN FORUM

Topics that were discussed during open forum were:
 A resident asked when the pool fence will be replaced.

APPROVAL OF MINUTES

Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to approve the minutes of the August 26, 2010 Board of Directors Meeting as presented with one clarification to the variance request.
 The motion **PASSED** unanimously.

MATTERS FOR BOARD DISCUSSION

None

MATTERS FOR BOARD DECISION

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to ratify the unanimous email vote from 9/7/10 to approve the CDM Construction proposal for the installation and repair of two metal hand railings for a total cost of \$2,970.
 The motion **PASSED** unanimously.

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to ratify the unanimous email vote from 9/8/2010 to accept the resignations of Tom Corbin and Ron Patterson.
 The motion **PASSED** unanimously.

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to approve the Palmer Brothers proposal for door painting at a cost of \$15,550 with an additional cost of \$35 per rear patio door.
 The motion **PASSED** unanimously.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve Hook's Services proposal for tree/stump removal at a cost of \$2,475.
 The motion **PASSED** unanimously.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve the variance request from the co-owner of 4630 S. 36th St. to install a kitchen pass through.
 The motion **PASSED** unanimously.

OFFICER'S REPORTS:

President: No Report

Secretary: No Report

Treasurer: No Report

Management/Financial: Jason Eglin reported the following: The plumbing work in Court 1 will need to have both trees removed in order to do the work. Management will coordinate removal/replacement of the trees. Roof/gutter work is underway for damages incurred from the August 5th storm. Management will be providing a resolution worksheet for all decisions that need to be made in meetings. A new format will be used on a trial basis for meeting minutes. No candidate statements have been received for the two (2) vacant Board positions as of today. Financial information provided is from July 2010. There is currently a loss of \$9,988. Delinquencies are less than 1%. The Reserves are fully funded by cash.

September Meeting Minutes (cont'd)

Enhancements to see if there was a chance they could lower their bids for work in courts 1 (\$2,105) and 6 (\$2,214) as the prices were fairly high.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve the Landscape Committee expenditure request of \$1,494 for Environmental Enhancements to perform landscape maintenance in multiple courts.
The motion **PASSED** unanimously.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve the Landscape Committee expenditure request of \$2,850 for Thrive Plant Health Care Solutions to perform tree maintenance in multiple courts.
The motion **PASSED** unanimously.

Recreation: The committee reported the pool closed 9/19/10 and was a successful season. The committee would like the Board to approve funds to purchase new pool furniture. A few issues have come up about lifeguards texting on duty. The committee would like the Board to include "no use of electronic devices on duty" in the pool management contract. The committee would like the Board to send a letter to families that have underage children unattended at the pool.

Newsletter: No Report

Finance: No Report

EXECUTIVE SESSION

Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to go into executive session at 7:25 pm for the purpose of discussing delinquencies and letters to owners.
The motion **PASSED** unanimously.

Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to come out of executive session at 7:43 pm.
The motion **PASSED** unanimously.

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to appoint Ms. Powlette to President, Mr. Low to Vice President, and Ms. Burnside to Secretary.
The motion **PASSED** unanimously.

ESTABLISHMENT OF THE NEXT BOARD MEETING

The next Mews Board Meeting will be held October 21, 2010 at 7:00 pm.

ADJOURNMENT

Mr. Low **MOVED** and Ms. Burnside **SECONDED** to adjourn the meeting at 7:49 pm.
The motion **PASSED** unanimously.

What's Cookin' in the Mews: Make Your Own Vanilla Extract

With the holiday baking season rapidly approaching, did you know how simple and cost effective it is to make your own vanilla extract? All that is required is vodka (any brand will do), vanilla beans (available for a better price online!), and about eight weeks time. This recipe will yield an extract every bit as good as those sold at a premium

in specialty shops. First, find a jar with a tight fitting lid. Make sure it doesn't retain the smell of whatever was previously stored in it!

Split vanilla beans in half lengthwise and place at the bottom of the jar. Add 2-3 ounces of vodka (or rum if you're feeling adventurous) for each vanilla bean and store in a dark

cupboard. Your extract will be ready in 8 weeks, but the longer you store it, the better it will become!

Filter seeds and pods from extract with a coffee filter, leaving the beans behind to make the vanilla stronger.

For more details visit: <http://eatocracy.cnn.com/2010/10/19/vanilla-beans-vodka-homemade-extract/>.

Fairlington Mews Condominium Association

Board of Directors

Renee Powlette, President, rpowlette@yahoo.com, 703-671-2774

Seth Low, Vice President, lowseth@earthlink.com, 703-379-0155

Tiffany Kudravetz, Treasurer, HooMew@gmail.com, 571-357-2712

Chandra Burnside, Secretary, Chandra.burnside@gmail.com, 703-946-0708

Committee Chairs

Lori Olivas, Landscaping Committee, 703-379-4972

Shannon Watson, Recreation Committee, 703-931-7938

Jayne Mayne, Finance Committee

MOMS Club of Fairlington Connects Local Parents

If you reside in North or South Fairlington (Arlington, VA) and want to meet other parents and children, this is the group for you! The MOMS Club® of Arlington-Fairlington, VA chapter of the International MOMS Club®. The Fairlington chapter is open to all Fairlington moms and dads and offers a variety of activities for members including:

* **Monthly Meetings:** Held on the second Wednesday of every month from 3:30pm to 5:00pm at the Fairlington Community Center. General meetings are open to the public. Please feel free to join a meeting to meet other parents and learn about the MOMS Club. Featured speakers from previous months include March for Dimes, Poison Control, Stroller Strides, and Arlington Public Libraries.

* **Playgroups:** Four weekly play-

groups are organized according to age: Under -1 year (non-mobile), Under-1 year (mobile) to 18 months, 18 to 36 months, and 36 months plus.

* **Outings and Activities:** Every month MOMS Club members organize activities and outings, anything from a meetup at a local café to a trip to the zoo to a CPR/First Aid class.

* **New Mom Support:** Moms-to-Be are welcome to join! Joining before the due date is recommended so you can attend a playgroup and get to know other new moms in the Club. New moms also receive meals made by other MOMS Club members.

* **Parents' Night Out:** Need a break? Join us for an evening out without the kids! Previous PNOs have included a wine tasting, a cookie making class, and dinner at a local

restaurant.

* **Community Service Projects:** Throughout the year MOMS Club members participate in projects to support charities. This year they have provided winter clothing for Abingdon School, food for the Arlington Food Assistance Center, and raised funds for March of Dimes.

* **Online Community:** The MOMS Club listserv offer members an opportunity to share information about resources and activities.

To join the MOMS Club® of Arlington-Fairlington, VA, please email fairlingtonmoms@yahoo.com. Annual membership dues of \$25.00 cover the group's expenses for quarterly group events, newsletter production, and service projects