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Labor Day



Mews NEWS

*The Newsletter for
Fairlington Mews Residents
Volume 2004 Issue 4
September 2004*



Message from the President

Dear Mews Owners and Residents,

Fall signals a return to schedules for some as vacations end, school starts, and days grow shorter. Crisp blue skies and the reds and oranges of the changing leaves make the transition somewhat easier, but the closing of the pool is mourned by many. Elsewhere in this issue you will find information about a Labor Day celebration and the annual dog swim on the last day of the pool being open.

At the July board meeting we finally had a quorum for the annual meeting, thanks to the help of the court representatives. Representatives from the various committees attended the meeting and gave their reports, which indicated that even during the slower summer months many people in the Mews are still volunteering hours to make the Mews a better place to live.

As mentioned in my last president's report an ad hoc finance committee has been formed to look at our reserves and make recommendations as to the best way to ensure a healthy reserve fund.

Since the committee is just beginning its work, the board has decided to hold off on any major expenditures until the committee makes its recommendations. That will ensure an integrated approach to the repairing of the sidewalks, curbs, and pool driveway while maintaining the ability to meet any financial emergencies. Meanwhile we have voted to repair any areas that are safety hazards. The management agent's report will give more information on the timing of those repairs.

Our next board meeting is September 28 in the Fairlington Community Center at 7:00 p.m. All of you are welcome to attend. **Gretchen Martin**
703.933.1368

MEWS CALENDAR

September 5th Picnic/Pool Party
(Details on Page 3)

Board Meetings

Fairlington Community Center
7:00 PM

- **September 28 2004**
- **October 26, 2004**
- **November 30, 2004**

News to Muse



Sewer Relining Project Underway

The Association has completed the second year of a 10 year contract to install clean-outs and to reline the 40 sanitary sewer lines in need of refurbishment. With the remaining 30 that need clean outs and relining, we hope to complete this project earlier than the projected 8 years.

This project, while costly (\$50,000 a year) is saving the Association hundreds of thousand of dollars in otherwise anticipated sewer repairs. Since the terracotta pipes are well beyond their life span, the relining of these pipes is the most cost-effective option.

Board members recently received a demonstration of the newest technology for installing clean-outs and relining

terracotta sewer lines. This new technology involves the excavation of a 2 foot x 2 foot hole and installation of clean-out called a vac-a-tee, which is then attached to the existing terracotta sewer line.

After the vac-a-tee is attached to the terracotta sewer pipe, a hole is drilled into the terracotta pipe for access to the line and the liner is installed.

This new technology and process avoids digging large holes and minimizes the expense associated with landscape restoration. The curing time for the new liner is hours instead of overnight which means less inconvenience for homeowners.

Tennis Courts Repairs Update

Seal Engineering completed a report on the condition and estimated repair costs of the 36th Street courts. One of the courts has cracks large enough to affect play, and the other has a broken strap anchor.

Seal provided short- and long-term repair options for the cracking along with preliminary budget estimates for each. Crack repair combined with installing a perimeter drainage system to reduce subsurface water infiltration (subsurface water contributes to cracking) is estimated to cost \$32,500.

Removal and resurface of the top, or “slip sheet,” portion of the court with drainage provisions would cost about \$65,000. The Mews Board has requested further information from Seal on a few points, and, as mentioned in the President’s Report, is deferring all major expenditures pending discussions with the finance committee.

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. Here are some helpful links:

- **Mews Handbook**
www.fairlington.org/mewshand.htm
- **Board Minutes/Newsletters**
www.fairlington.org/mewsindex.htm
- **Condominium Association Resources Site (NEW)**
www.fairlington.org/condoresourcepage.htm



Volunteers At Work

Landscape Committee

The Landscape Committee last met in July to schedule a grounds walk around with Environmental Enhancement personnel and to make plans for fall planting. We asked residents in the July newsletter to contact us about special fall planting requests and/ or special pruning needs; we received few responses, so we assume folks are satisfied with the grounds services. Please remember that plantings take place in the fall and spring.

On July 21 committee representatives walked the Mews grounds with Mr. Fred Peratt, Environmental Enhancement owner, noting areas which needed additional plants and turf areas which needed special attention. In early fall, all turf will be aerated and seeded, but there are several areas which will require “double” aeration and special treatment to prevent further erosion. We have been working with Arlington County to have some of the street trees pruned as the shade is affecting grass growth in many areas. This is an uphill battle!

Mr. Peratt will develop a fall planting proposal which the committee will present to the Mews board at the September meeting. Some items may be delayed until spring. We plan to complete the planting in late October or early November to give material time to settle in before the onset of cold weather.

Arlington County, under the supervision of Mr. Tony Ruth, pruned the Bradford pear trees overhanging the parking lot in Court 1 on August 4. Many thanks to Court 1 resident Don Taylor for coordinating the removal of vehicles from the lot so that this work could be completed.

Thanks also to Sara Dalcher (Court 12) and Bob Noone (Court 8) for spotting problems with the irrigation system at the 34th Street islands. KT Enterprises personnel, along with Ms. Jill Yutan of Arlington County, checked and modified the system on August 17.

The Landscape Committee sends “Kudos and Thanks and Accolades” to all residents who added special seasonal plantings to flower beds around their units this summer. That touch, along with the excellent grounds care provided by Environmental Enhancements, has contributed to the beauty of our community.

The Committee meets regularly on the second Monday of each month. Contact Tom Corbin (tomrcor@aol.com) or Lori Olivas (lorolivas@comcast.net) for further information and include "Mews Landscape" in the subject box.

Recreation Committee

Remember the **September 5th pool party** with games for the kids and potluck picnic from 4:30 to 6:00 p.m. (see **details below**).

Questions? Problems? Please address any questions to the Recreation Committee, in care of Ann Timmons, e-mail MewsRec@biette.com, or telephone 703-820-9589. The Committee will refer issues to the board of directors as necessary.

<p style="text-align: center;">September 5th Picnic</p> <p style="text-align: center;">Labor Day Potluck Picnic 4:30 to 6:00 PM</p> <p style="text-align: center;">"On the Green" Next to the Pool</p> <p>What to Bring: a favorite dish for you and 10 people!</p> <ul style="list-style-type: none">• Last names A through G: side dish or salad• Last name H through O: main dish• Last names P through Z: dessert <p style="text-align: center;">Or you may bring beverages!!</p> <p style="text-align: center;">Come and get to know your Mews neighbors!</p>

Neighborly Reminders

Mews "Trash Blight" Continues

Residents of our community would be hard pressed to find anyone who does not recognize the quality and beauty of our neighborhood. It is ironic then that many Mews residents continue to "blight" the neighborhood by violating the trash regulations as established by the Mews Board and as stated in the Mews Handbook.

Residents persist in putting trash out after the regularly scheduled pick up, in leaving inappropriate items for regular pick up, and by putting out trash on Saturday afternoons and Sundays.

The culprits generally put trash on the street curb probably thinking, "If it's not in front of my unit, what difference does it make?" Such trash does make a difference as it reflects poorly on our residents and our community.

Residents who witness such violations can call management or a board member to report the address of the "trash

violator". Court Reps can also report such violations. Get involved as a co-owner!

If you have large items from remodeling, arrange with your contractor to have materials removed. If you are installing new appliances, arrange with the seller to remove your old, discarded appliance. Gardening and patio debris should be properly bagged and placed for regular pick up, not delivered to the street as soon as you finish the job on Saturday or Sunday! Pruning debris from patio shrubs should be cut up and also properly bagged, not simply left in a pile to smother the grass.

Remember

- **All trash should be properly bagged.**
- **Properly bagged trash should be out by 7:00 AM on the day of pick up, not the night before.** (Trash left out at night attracts rodents.)
- **Large item pick up occurs only on the first Saturday of each month.**
- **Newspapers are recycled on Wednesday. Do not put regular trash in the newspaper pile. The trash service generally makes two pick ups on Wednesdays – the second trip is for newspaper pick up only.**
- **Recyclables are put out on Tuesdays.**
- **Hazardous waste materials, such as paint, propane cylinders, paint thinner, etc. should be disposed of by the resident.**

Show that you care! Show that you have some pride in your community! Follow the **Help cure the blight!**



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

June 22, 2004

- The board voted unanimously to continue with the sewer relining. Sher Opal agreed to hand deliver a notice to residents affected fourteen days before work is to begin.
- The board agreed to increase the amount of the painting contract by \$6000 if necessary to complete the current work following an inspection.
- The board agreed unanimously to repave the fire lane to the pool and the driveway in Court 10.

- The board welcomed new member, Ben Marglin, who was elected at the Annual Meeting to complete the term of former member Rob Stewart.

July 27, 2004

- The president reported that the finance committee had been formed and looked forward to its work. She added that the board will be holding off on big capital projects until it receives a report from the finance committee.
- Tom Corbin reported for the Landscape Committee on a variety of issues, including turf repairs, residents' concerns, Arlington County plans to trim the Bradford pears in Court 1, and the landscaping contract. The committee said that positive comments on the Mews landscaping had been received from residents and other associations.
- Mike Tillman, general manager of Lateral Liners (the sewer relining company) explained the deterioration of the Mews' sewer lines and how they are repaired with quick curing epoxy sleeves.
- David Biette, reporting for the recreation committee, said that the committee recommends holding off on replacing the pool deck this year. The pool will close on Labor Day.
- Roger Taylor spoke about options for the 36th Street double tennis courts and what might be necessary for repair or replacement. It was agreed that more information on options and what residents desire would be necessary before we proceeded on any action. Don Taylor agreed to set up a time-use study of those courts.
- Jayne Mayne spoke for the Finance Committee and noted that the committee had just begun its work and was not ready to report. Gretchen Martin said that the board would meet to discuss expectations to determine the goals for the Finance Committee.
- Don Taylor spoke about reserve funding for replacing the slate roofs and added some history on how some were done in the past.
- Management reported that the sewer relining had begun and was going well except that two "vac-a-tees" had been installed that were not in the contract. Painting would continue through the end of July. Window wells would be inspected for proper coverings as noted in the memo to residents in May.
- A variance was approved for 4694-B South 36th Street to remove a partition separating the living room and dining room to return the unit to the original floor plan. A report by a structural engineer was submitted and accepted.
- A variance was approved for 3418 South Wakefield Street to install an exhaust fan in the second floor bathroom provided that the vent is painted, caulked, and installed by a licensed contractor.
- A variance was approved for 4637-A South 36th Street to remove a portion of the wall between the kitchen and dining room to create a pass-through, as well as redo the entire kitchen. Approval was conditionally given to replace the back door with a single "French" door."
- A variance was approved for 4635-A South 36th Street to renovate a kitchen which will include a pass-through between the dining room and the kitchen. A report by a structural engineer was submitted and accepted.
- Gretchen Martin will check on the revisions to the language for the "rules and regulations" updates.
- The board approved unanimously a contract to repair damaged masonry in the Mews with Advance, not to exceed \$42,000, pending the treasurer's verification of budget figures.
- The repaving of the fire lane and Court 10 was discussed again. Given that the sidewalks, curbs, and driveway needed to be replaced and the scope of the proposed work was not in the budget, the board agreed to patch the fire lane, Court 10, and defer complete resurfacing.



Timely Tips

By Sher Opal

Management Agent
Representative

Dates for fall Board meetings: *September 28, October 26, and November 30.*

Updates:

Masonry Repairs: The Board recently executed a contract with Advanced Caulking to begin the long-awaited masonry repairs to the front stoops. This work should begin in September. Look for notices from Seal Engineering, who will be working with the contractor on this project. We ask that you keep your windows closed during these repairs due to mortar dust in the air.

Your Association Funds at Work

Exterior Painting - Courts 7-11 completed in August, 2004. Courts 8-15 scheduled for next 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 2 year of a 10 year contract to reline the terracotta sewer lines.

Upcoming Projects:

Parking Lot Signs: The Board executed a contract with Old Town Signs to replace all the parking lots signs, fire lane sign and pet exercise area signs, with an anticipated installation date of September.

Roof Replacement – 3522 – 3524 S. Wakefield Street: The Board executed a contract to replace this roof with anticipated commencement of September 2004, depending on the availability of materials.

Concrete Repairs: The Board executed a contract to make the necessary concrete sidewalk/steps repairs in the community and work will begin the first week in September.

Parking Lot Resurfacing & New Curb: The Board has postponed this work until the Reserve Committee has completed their review of the replacement reserve schedules.

Q & A

You are in the process of selling your unit. Where do you get the documents needed for the purchaser and mortgage lender, and also the Resale Documents to be provided to the potential new owner?

Legum & Norman has a new service, call CondoCerts. CondoCerts provides reliable, round-the-clock online access to all governing documents and critical project data for lenders, mortgage bankers, title companies, real estate agents and homeowners in need of information for Legum & Norman managed communities.

You may log on to www.condocerts.com, follow the links to register, and remember to write down your user id and password. The documents can be immediately printed or downloaded to your PC after purchase.

Remodeling Your Interior?

By David Biette

Mews residents are updating their units all the time. The most common renovations are to kitchens and bathrooms, and replacing the windows. Residents should know that some modifications require a variance from the Council of Co-Owners Board of Directors as well as a building (or other) permit from Arlington County.

The Mews Handbook outlines which work requires a variance in Section 9 (also available on the Internet at <http://www.fairlington.org/mewshand.htm#VARIANCES>). Some interior modifications do not require a variance, including painting, wall patching, routine plastering; installation or removal of interior doors; replacement of tiled floors, provided drainage is not affected; replacement of plumbing fixtures equivalent to those already installed; installation or removal of lighting fixtures.

However, a variance must be requested for major modifications, which include but are not limited to:

- Partial or total removal of walls, floors, or partitions
- Modifications to plumbing
- Electrical modifications requiring changes in circuit breaker alignment
- Any modification affecting roofs or foundations.
- Replacing an exterior door
- Any modification to exterior brick, including installation of vents

Major structural changes to a unit interior may require the acquisition of a certificate from a structural engineer and/or architect, to be obtained at co-owner expense, attesting to the compatibility of the change to the building structure. When in doubt or if you have any questions, contact the Mews Board of Directors.

Be considerate of your immediate neighbors and let them know what will be going on in your unit. Remodeling often means contractor vehicles in the driveway, noise, and dust. It's always good to have neighbors on your side! The Mews outlines work and noise in the Handbook; Arlington County code restricts construction noise to the hours of 7:00 am to 9:00 pm on weekdays, and 10:00 am to 9:00 pm on weekends.

Remodeling will likely also require a building permit (and/or electrical or plumbing permit). Arlington County has a good web site explaining when permits are needed; go to <http://www.co.arlington.va.us/Departments/CPHD/isd/CPHDIsdPermitRequired.aspx>, or call 703-228-3800. Note that in some cases the County is stricter than the condominium. We are all safer when plumbing, electrical, and structural work is done to code since we share walls, roofs, and sewer lines.

Displaying Signs

As we enter the political “season”, Mews residents are reminded about rules governing the display of signs. Mews Handbook, March 1999 states the following regulations in regard to signs:

- Ornaments and signs larger than 4 X 6 inches must not be permanently attached to or displayed on unit exteriors...
- Co-owners may install window/ door signs...that do not exceed 4 X 6 inches...
- Real estate signs (may be posted)...in window...or reasonable proximity to unit...

(Section 8 Rules, 5. Signs and Section 9, 9.B.9, and 9.B.10)

A resident does not “own” the area surrounding his/ her unit, but rather all property is jointly owned by the council of co-

owners. Signs posted on any common property may be construed as a statement by the Mews Condominium Association.

Household Energy Conservation

According to the US Department of Energy, the average homeowner spends approximately \$1,400 annually in power – half of it for heating and cooling. The nonprofit organization Alliance to Save Energy reports that there are several things homeowners can do to reduce costs and help the environment. Some recommended energy conservation tips include:

- Set air conditioning at 78 degrees (cost is one fifth of that at a 72 degrees setting).
- Keep air conditioning/ heating filters clean.
- Consider a programmable thermostat.
- Turn off lights, computers, and other electronic devices when not in use.
- Replace standard light bulbs with compact fluorescent lights to reduce energy costs and the release of carbon dioxide.
- Check the Energy Star designation when purchasing new appliances.
- Take quick showers instead of baths.

(Compiled from “Consumers Can Reduce Energy Use at Home” by Eileen Powell in The Washington Post, F3, 07/31/04)

Fall Gardening Tips

Summer’s Final Fling

Flowering annuals are ready to put on that final performance, so to extend their flowering time, keep them pinched back so they continue to set buds. You will notice colors intensify as the daylight shortens.

Regularly feed and water container and hanging plants to keep them vigorous until frost. Begin readying any houseplants that you summered on the patio for their return inside. You will want to do some pruning before bringing them inside and to clean the pot and plant of any insects.

Remember, when the plant is inside, it will need less water as it will not be vigorously growing. If you kept your amaryllis growing outside, now is the time to let it “dry off”. Turn the pot on its side to prevent its catching any water. Cut the foliage off after it yellows and dies back to the bulb. Before you want it to bloom again, remove some of the soil

and add fresh soil and begin watering. Increase the water as the flower bud appears and bring into strong light. (Amaryllis usually bloom four to six weeks from the time the bud appears and they like pots which are about one inch bigger than the bulb.)

Fall Color

Remove those parts of your border which look too “ratty” to rejuvenate, and plant pansies for fall and winter color. Keep them deadheaded (removed dead blossoms) and fertilized for best growth and blossom. A few containers of pansies will keep your patio bright all winter!

Also consider planting snapdragons, red lettuce, and ornamental kale and cabbage for winter interest. Fill in where ever there’s space with mums. “Wintergreen” is an underused plant (groundcover) with small evergreen leaves and big red berries which remain throughout the winter.

Think Spring

Order spring flowering bulbs if you did not take advantage of special bulb offers from catalogues this summer. Remember the smaller the bulb size, the earlier it is planted. It’s always fun to try new bulb varieties.

And though not new, if you can find Madonna lily bulbs (*lilium candidum*), plant them as soon as possible; you will soon see a rosette of leaves appear before the onset of winter. They are the “traditional” lilies of religious art and like sun and good drainage. Also consider planting arum bulbs (*arum italicum*) as these will produce green, shield-like leaves which remain through the winter and disappear in the summer.

Plant daffodils in October and tulips until the ground freezes. (Note: squirrels like most bulbs, but do not like daffodils. Consider spraying other bulbs with a rodent repellent before planting.)

Other Tips

- As temperatures cool, plants use less water so adjust your watering schedule accordingly.
- Fall is a good time to divide and transplant overgrown perennials.
- Try a dozen or two of new, exotic spring bulbs!
- Consider making a large container garden for fall/ winter interest on the patio. Fill it with grasses, an evergreen, some pansies, and maybe a flowering cabbage or two. Place a few pumpkins beside it and, voila, you’re ready for fall!
- All garden clean up done in the fall means less work in the spring!

Tennis Tips: Find the Weak Side

During warm-up, make a conscious effort to hit to your opponent's forehand and backhand. Players almost always have a weaker groundstroke - usually it's the backhand for beginning to intermediate players—and you want to be able to exploit it by hitting to that side. Hitting to both sides during warm-up should reveal which of your opponent's strokes is weaker.



However, hitting to both sides means that you've got to be able to hit cross-court and down the line with both your forehand and backhand. Hitting cross-court is the more natural stroke; down the line is more difficult.

I'll just cover the forehand-down-the-line here. First is footwork: keep your stance closed. For a closed stance, place your left foot (leading foot in forehand) directly in front of your right relative to the net, or better yet, a bit farther toward the forehand side of the court than the right. Your torso will not be open to the net in this stance, and from there both cross-court and down-the-line are possible.

To execute the down-the-line stroke, just wait a little longer on the ball before you hit it. When hitting down the line, don't try to hit too close to the sideline, or you may come up wide. The idea is just to make your opponent use her or his weaker stroke.

Hitting to your opponent's weak side is an easy, yet often overlooked, strategy to win.

Roger Taylor, Tennis Coordinator - 703-820-8113

Featured Mews Residents

By Kelley O'Dell and Matt Payne

4616 S. 34th Street (Court 10)

Kelley O'Dell and Matt Payne live in their first home together in the Mews. The house was first rented by Kelley and several of her college friends for several years before Matt and she purchased it in 2001.

While on an evening walk through Fairlington, Matt proposed to Kelley and they were married 8 months later at Fairlington Presbyterian Church, where Kelley teaches Sunday School and served as an elder.

Both Kelley and Matt appreciate the friendliness of the neighborhood, and the tree-lined streets that make the perfect atmosphere for walking, and occasional biking and running. Both Kelley and Matt enjoy the activities offered by the community. As a former competitive swimmer, Kelley often takes

advantage of the pool's lap lane. But most of their time at home, you'll find them entertaining friends or developing their gardening skills in their back patio.



Matt and Kelley met at Syracuse University while obtaining their Master of Public Administration degrees from the Maxwell School of Citizenship and Public Affairs. Their mutual desire to work in public service brought them to the metropolitan area after graduation.

Matt is Acting Deputy Director of the U.S. Department of Health and Human Services' emergency preparedness office, while Kelley serves as the Deputy Director of the Montgomery County Coalition for the Homeless.

Kelley's commute is quite long, but they like Fairlington so much that they don't plan to move. Kelley says, "Many of our friends comment on how much they like the neighborhood and we really feel at home here." Matt says that "this is a great first home for us and we feel very fortunate to be part of this unique community."

MewsNEWS

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

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

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

Fairlington Web Site: www.fairlington.org/mewsindex.htm

Webmaster: Ron Patterson,
Phone: (703) 931-0687

Meeting Calendar

Board of Directors Board Meetings are scheduled for September 28, October 26, November 30 @ 7:00 PM, Fairlington Community Center

	<u>Liaison</u>	<u>Address</u>	<u>Phone</u>
Board of Directors			
President	Gretchen Martin (Acting)	4680 S. 34 th Street	(703) 933-1368
Vice President	Gretchen Martin	4680 S. 34 th Street	(703) 933-1368
Treasurer	Seth Low	4644 S. 34 th Street	(703) 379-0155
Secretary	David Biette	4638 S. 34 th Street	(703) 820-9589
Director	Gedeon Werner	4621-A S. 36 th Street	(703) 998-3064
Director	Ben Marglin	4608 S. 36 th Street	(703) 671-7281

Committee Chairs

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

Court Representatives

1. 3600-3616 S. Wakefield	Tom Roberts	3616 S. Wakefield Street	(703) 820-1992
2. 4606-4630 S. 36 th	Ben Marglin	4608 S. 36 th Street	(703) 671-7281
3. 4632-4636 S. 36 th	Stephen White	4636B S. 36 th Street	(703) 820-2356
4. 4638-4654 S. 36 th	Myrta & Ricardo Alonzo	4646B S. 36 th Street	(703) 824-0631
5. 4656-4674 S. 36 th	Renee Powlette	4670B 36 th Street	(703) 671-2774
6. 4676-4698 S. 36 th	Ann Wilhelmsen	4680A S. 36 th Street	(703) 931-9053
7. 4667-4671 S. 36 th	Gordon Whyte	4667A S. 36 th Street	(703) 578-4564
8. 4664-4686 S. 34 th	Brenda Camenzind	4678 S. 34 th Street	(703) 671 1677
9. 4624-4658 S. 34 th	Tom Corbin & Ron Patterson	4624 S. 34 th Street	(703) 931-0687
10. 4600-4618 S. 34 th	Frances Kerns	4602 S. 34 th Street	(703) 671-0921
11. 3408-3458 S. Wakefield	Tracy Cullo	3428 S. Wakefield Street	(703) 845-9079
	Amy Blauman	3450 S. Wakefield Street	(703) 671-6671
12. 3500-3544 S. Wakefield	Victoria Lipnik	3512 S. Wakefield Street	(703) 379-7160
13. 4601-4611 S. 36 th	Joanne Herman	4603B S. 36 th Street	(703) 931-5867
14. 4615-4637 S. 36 th	Craig Wagner	4631 S. 36 th Street	(703) 931-7549
15. 4641-4665 S. 36 th	Elizabeth Grenfell	4661A-2 S. 36 th 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 4401 Ford Avenue, Suite 1200, Alexandria, VA 22302 Sherrille A. Opal, PCAM sopal@legumnorman.com	(703) 600-6000 (703) 848-4339
Maintenance Work Orders	Inas Hadieh, Assistant ihadieh@legumnorman.com	(703) 848-4325

24 Hour Maintenance Call-In

Legum & Norman (703) 848-4325

EMERGENCY NUMBER (703) 600-6000