

Shearwater Mark



Winter Issue, 2016

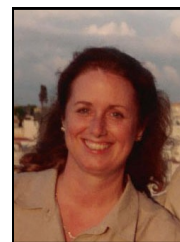
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HAVE YOU NOTICED?

Hello Neighbors ~~

I hope this finds you all well and enjoying your fireplaces while watching the snowflakes/rain/fog and looking forward to the beautiful spring weather here at Shearwater – or possibly to returning as soon as the summer arrives. Your Board of Directors and key energetic volunteers have been busy over the past several months working on improvements to enhance the appearance of our community, to make it safer, and to increase our property values – have you noticed?



Lynn Maichle

1. Pool Building Rehab: **Tina and Scott Ligon** were instrumental in researching and helping to plan the long-overdue rehabilitation of the pool building, including brand-new rest room facilities. Please come by to see the new facilities, fixtures and colors when the pool opens again in late May or at one of the pool parties this summer!
2. Entrance Gate: we are in the process of getting a brand-new entrance gate with new directory software; it will be a great relief not to have to manually open, close or pay for repairs to the gate. Residents were issued new transponders (clickers) as well as an access code for each unit. Thanks to **Larry Birch** for interceding on a regular basis to 'unstick' the old gate!
3. Landscaping Timbers: after a walkthrough by **John Schaake**, MMG and the contractor, a number of timbers around the community were identified as needing replacement; this project is nearly complete. In addition, all the timbers that are part of the Shearwater common elements were power-washed, which hadn't been done in several years. This has made a substantial difference in the appearance of the grounds.
4. Tree Project: after a community-wide analysis of Shearwater trees by the Landscaping Committee, including **Deborah Birch** (chair), **Ron Faulkner**, **Pat Duvall**, **Charlotte Featherstone** and **Maryann Cummins**, a contractor was brought in to remove several trees that were at the end of their life and in danger of falling down onto buildings, cars and people, and to limb up and remove dead branches from many other trees. Fourteen new trees were planted to replace them.

(Continued on Page 2)

5. Bicycles: efforts began more than a year ago to find the owners of unclaimed bicycles in the racquetball building. Recently **Janet Prince** took charge of identifying these 'orphan' bicycles with great success! Almost all of them have been claimed & tagged by their owners, and the remaining three bicycles will be donated.
6. Gutter & Downspout Cleaning: this cleaning was conducted in all buildings, along with minor repairs as needed. Due to the density of trees surrounding buildings 7&8, a second cleaning will be scheduled for those buildings in the early spring, and MMG is evaluating the installation of gutter guards.
7. Awning & Deck Closet Door Review: in November MMG began scheduling reviews of the material and mechanisms of all third-floor deck awnings, and the status of deck utility closet doors in all units. The goal was to determine whether any of these were in need of repair. Since some unit owners were not able to provide access, this project is ongoing.

Many thanks to all the volunteers who made possible the success of these projects. Well done!

Lynn Maichle, President
Shearwater Board of Directors

Committee Reports

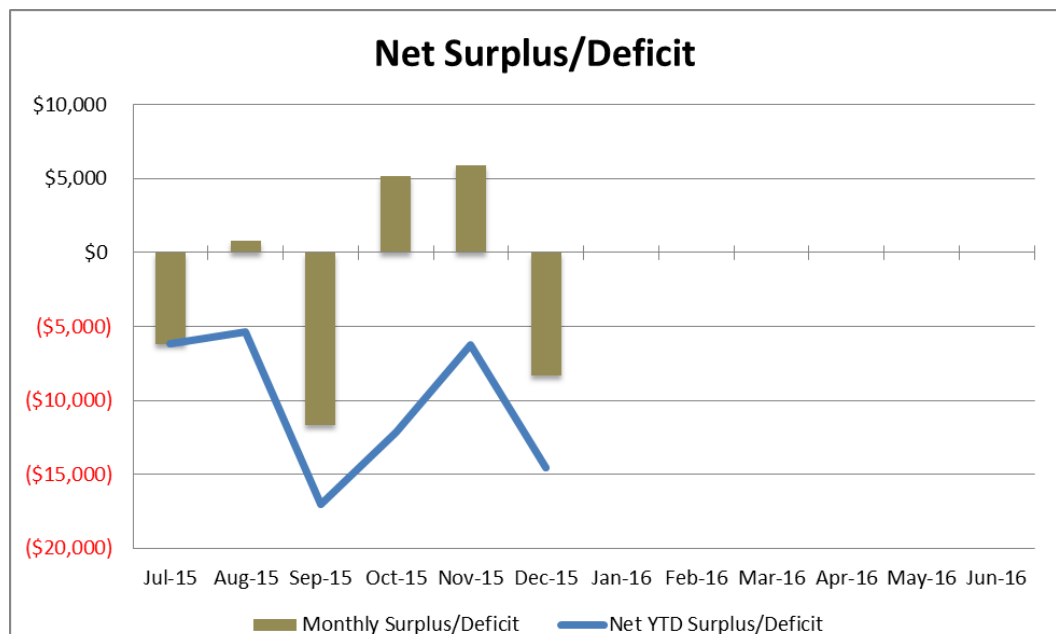
Treasurer's Report—Larry Birch

We are a little more than halfway through fiscal year 2016 and we are tracking pretty close to the budget. Overall, spending is under the budget projection by 1.3%. There are several large expenses that have not yet been paid and we can now forecast that the end of year we will have a \$12,000 deficit which is just 1.9% of the overall budget.

Some of the projected shortfall is due to lower than budgeted income from the marina. We have fewer occupied slips but, on the bright side, we have had more guests than anticipated which have generated nearly \$7,000, 233% of the budgeted amount.

The draft FY15 audit has been received. There are no adverse findings but it shows that the final budget deficit from FY15 was \$83,664. As a result, the Operating Fund does not have sufficient cash to make the required deposits to the Reserve Fund. As soon as the audit is finalized, the Operating Fund will formally borrow funds from our Reserve Funds. This loan will be paid back first from the Painting Fund, and then from the Reserve Fund, with an established payback period.

The graph shows our financial performance for the first six months of the fiscal year:



Marina Report—David Densmore

Spring is coming up fast! Sometime in mid-April, we will be removing the de-icers and turning on the water. Additional spring projects will include: 1) placement of additional emergency ladders, with replacement of a couple of existing ladders; and 2) an above and below the waterline assessment of the marina's condition and immediate maintenance needs. The latter work will not only identify potential hazards, but will also give us a time-frame for future reconstruction of our aging facility – stay tuned for more on this subject.

Pool Report—Tina Ligon

Winter is on its way out and spring is almost here – look what's new at your Shearwater Pool! The renovations to the Pool Entry and Bath House Building are almost complete. Goodbye to our 30 year old appearance and maintenance nightmares! We are also happy to announce that our contract with Anchor Aquatics to continue to be our pool management company has been finalized. Soon we will be thinking of opening the 2016 season on Memorial Day weekend at the end of May, and showing off our new, fresh looks! Here are a couple of photos to give everyone a preview, as well as one at the beginning of our 2016 blizzard as the snow covered the pool.



Special Bulletin: The New Gate

Just a reminder, you now have three ways to enter the gate: 1) use your clicker, 2) use your unit code, and 3) use the name look-up capability in the gate directory! Also, please send an email to Erica at MMG (erica@metropolitanmgmt.com) if there's any other group/situation besides those noted (e.g., emergency services, package & newspaper delivery services, community contractors, etc.) that needs a special code.



Special Report: Shearwater Transformation Project

Over the past two months, several residents, local realtors and Board members participated in the Shearwater Transformation Project – an in-depth evaluation of the pros and cons of Shearwater, compared with two nearby communities. The people who volunteered their time and contributed to the evaluation were:

1. A resident committee organized by **Eric Petterson**, including **Chuck Baker, Ron Faulkner, Brad Hollern, Mary Irace, Jonathan Lewis and Scott Ligon**.
2. The two resident real estate professionals: **Frank Bolling**, who also obtained input from a group of 5 additional realtors in the Annapolis area, and **Connie Cadwell**, who has lived here since Shearwater was constructed.
3. The Shearwater Board members: **Linda Bolling, Larry Birch, Maryan Cummins, John Schaake, Phil Meredith and Lynn Maichle**.

The result of this evaluation was a detailed assessment, scoring and prioritization of the areas of Shearwater that most need attention and/or improvement. The top three priority areas, with the most frequently noted sub-areas for each, were:

1. Buildings
 - a. Mailboxes
 - b. Exterior/siding repair/painting
2. Landscaping
 - a. Entrance
 - b. Shoreline
 - c. Overall Planning/Consistency
3. Parking Area (tied)
 - a. Parking Stops
 - b. Overall Appearance
3. Lighting (tied)
 - a. Building Lights
 - b. Overall Appearance
 - c. Parking/Landscape Lights



Other areas noted were the Marina (kayak rack), the Racquetball building (repurposing), Maintenance, Gate/Fence, and Signage.

As a result of this study, we are planning several short- and long-term projects in these priority areas, including the following near-term projects:

- Installing new mailboxes
- Repairing & repainting damaged siding & trim
- Renovating our parking area
- Redesigning the kayak rack
- Conducting an underwater marina study
- Creating a community-wide landscaping strategy & prioritizing improvements
- Redesigning the building, grounds and parking area lighting

(Continued on Page 5)

We are also in the early stages of planning to refurbish the racquetball building into a modernized, multi-purpose clubhouse and community center. Based on initial feedback during the Transformation Project evaluation, it would no longer be a “racquetball facility.” However as this project ramps up, we’ll be asking residents to provide input and assistance during the planning process.

Volunteers Welcome!

We will need help with several of the planned projects. Information will be posted on the Shearwater website as we identify the projects for the initial phase, so if you are interested in volunteering, please send an email to the person indicated for each project.

Please consider volunteering – your input and energy are wanted and needed! Thank you!

Special Announcement

We welcome Eric Petterson to the Shearwater Board of Directors! Eric, who served as Dockmaster for four years and led the project to purchase and install the kayak launch on A Dock, has volunteered to take over the director position that was made available when Brad Hollern resigned. Welcome Aboard, Eric!

Other News and Reminders

CONDO MEETING DATES FOR 2016

Condo meetings are held on the 4th Tuesday of the month at 7:00 pm in the racquetball court on the following dates:

- Tuesday 4/26
- Tuesday 5/24
- Tuesday 7/26
- Tuesday 9/27
- Tuesday 11/22

There will be no meetings in June, August, October and December, barring an unforeseen cancellation. Your building captains will post the agenda on the notice boards of each building the Friday or Saturday before each meeting, and it will also appear on the home page of the Shearwater website. Meeting minutes are posted to that same website location 2-3 weeks after the meeting.

ONE MAN'S TRASH.....

Reminders for disposing of your trash:

- THANK YOU to the residents who are now breaking down their cardboard boxes and flattening them before putting them into the recycling dumpsters! Hopefully everyone will begin doing that soon.
- Please do NOT put anything, including large items such as furniture and rolled-up carpets, either into or beside the dumpster. You can schedule a bulk pickup appointment with the City of Annapolis either online (search for “Annapolis bulk pickup”) or by phone (410.263.7949). They pick up weekly on Wednesdays.
- DO NOT put regular trash in the recycling dumpsters – the trash company gets cranky when they find coffee grounds and potato peels when they should only be seeing paper!!
- Tie all bags closed so garbage doesn't spill out
- Push bags toward the back of the dumpster rather than piling them up close to the door
- CLOSE THE DOOR!



A DRIP IN TIME....OR AVOIDING WATERFALLS!



Over the past year several residents have unfortunately had to deal with leaks and floods in their units, which can be devastating. The main condensate line cleaning in each building has helped, however there are steps each unit owner must also take to prevent or minimize water damage in their and their neighbors' homes:

1. Have your unit's condensate and hot water heater lines cleaned out at least once a year (if not twice a year) when you have your heating and air conditioning units cleaned.
2. Make sure you know where your unit's water shutoff valve is located; it may be in your water heater or laundry closet.
3. If your primary residence is elsewhere, or if you're going to be away for more than 3 days, **TURN OFF** the water valve for your unit.
4. If the weather is very cold, to prevent pipes in your unit from freezing, keep the thermostat no lower than 65, open the doors un-

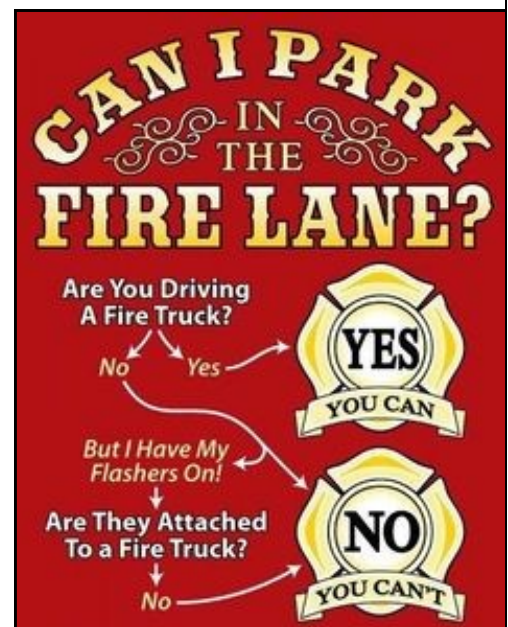
der all sinks, and let one faucet drip very slowly (this applies to all units, and is especially critical for "A" units, since kitchen and bathroom pipes are closer to outside walls).

5. Make sure that all pipes are insulated.
6. Find out where the main water shutoff valve is for your building so you can get to it and shut it off quickly – there is one main valve in the basement storage room for every two buildings [in buildings 2, 4, 6, 8, 12, 13 and 15]. If the owner of the storage locker isn't home to give you the combination of the lock on the locker door, contact MMG at their office and they'll give you the combination.
7. If you haven't already done so, identify an emergency contact who has a key in the event you're away, so emergency personnel don't have to break down your door.

PARKING ETIQUETTE

As most of you know, some areas of our community do not have sufficient parking. A few gentle reminders:

- Make sure your guests have a hang tag for their car if they're going to be staying overnight, and make sure they park in a guest space
- Always park front end IN and within the lines
- For special events – if all the guest spaces are taken, ask your guests to park on Boucher
- If you're going to be away for several days without your car, please park it in a resident space away from your building, to leave more space for your neighbors to park while you're gone
- Make sure your visitors & contractors know that they should **NEVER** park along a red-marked curb unless they are loading or unloading; and contractors cannot leave their vehicle or trailer on the grounds overnight





DECIBEL LEVELS

Please be considerate of your neighbors – dogs barking, loud music, and walking across hard-wood floors in hard-soled shoes is very disturbing.

MORE IMPORTANT REMINDERS FOR ALL RESIDENTS

Snow Removal – there is a map posted on each notice board indicating areas where you are asked NOT to park when we have a snow event. This is where plows need to deposit the snow. The snow removal company will plow all parking areas, and shovel sidewalks, stairs down to the terrace units, and a path to the terrace unit doors. Note that they are not authorized to shovel out cars. There is an orange bucket with ice melt and a scoop at each building entrance and each terrace unit door – please use this as needed to prevent slips and falls on potentially icy surfaces.

Work Orders – if there are issues such as burned-out bulbs on the outside of your building, damage to a common area, or a landscaping request, please go to the Shearwater website at www.shearwatercondos.com, click on the “Metropolitan Management” page at the top of the Home Page, and in the left column “Click here to send a Work Order.” Fill out the 6 items and submit.

Heat Pump Service – Schedule having your heating and cooling system serviced at least once a year (some owners participate in twice-a-year cleaning programs). This cleaning should include cleaning out of the individual condensate line near the heat pump and the drainage line from the hot water heater.

Dryer Vent Tubing – If you have old white plastic dryer vent tubing, it is a fire hazard! Have it replaced as soon as possible with new metal vent tubing. This is flexible tubing that runs from your dryer up into the wall, and connects with the ductwork that vents to the outside wall of your unit.

Emergency Contact – Please make sure you have informed MMG of a contact who has access to your unit if you’re away from home in case of fire, water leak or other emergency. An alternative is to install a realtor-type lockbox outside your door and entrust someone nearby with the combination. This will reduce the likelihood of having someone enter your unit forcibly in case of emergency.

Are You Remodeling? – Check with the Architecture Committee ahead of time with any plans to replace windows, doors, shades or anything on or visible to the exterior of your unit. The committee also has samples, information about paint colors, and brochures for items already approved to help with your research. This information is on the Shearwater website.

Animals, Wild and Otherwise! – Please be a responsible pet owner – (1) keep your cat inside your unit so they don’t roam the property or use the landscape as a litter box. (2) Keep your dog on a leash, and pick up after your dog. There are pick-up bags in the box by the pump station if you don’t have one. (3) Do not leave any food outside – this can attract unwelcome wild animals, make them sick, and/or potentially endanger you and your neighbors.



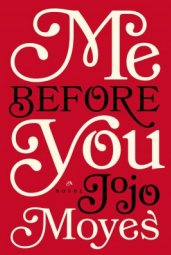
Classified Ads

For Sale—We are vacating Marina Slip B58 and selling the 5-ft dock box. \$850 new. Will sell for \$325 or best offer. Contact eastport.rower@gmail.com 443.510.1776.

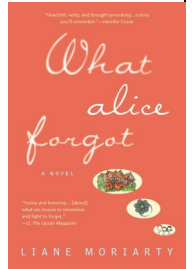
For Sale—Santee 12.6' Recreational Kayak, 2015 model, lightly used. Comfortable fit, adjustable seat, sleek styling with high stability. Paddle and cover included. On kayak rack at Shearwater. \$1,049 new; asking \$500. Contact eastport.rower@gmail.com 443.510.1776.



Shearwater Book Club



Looking for a social group that enjoys reading and discussing books? Then join the Shearwater Book Club. Some of the books on our reading list for this year include: **Me Before You, Nightingale, The Marriage of Opposites, What Alice Forgot, Submission, Goldfinch, and The Good Girl**, so there's something for everyone! We take turns hosting at our homes, meeting the last Thursday of the month at 6:30 pm. We eventually get around to discussing the book and we always have a good time! Contact Shirl Gauthier @ eastport.rower@gmail.com if you are interested in joining.



New Annapolitans

If you are new to Annapolis, consider joining New Annapolitans. It's a vibrant social club formed to welcome new residents to the Annapolis area and to help them assimilate into the social, cultural and civic activities of the community. We hold regular meetings, each encompassing an informative, entertaining program of interest to the general membership. Members also organize and participate in a wide array of smaller groups centered on their special interests. These "Interest Groups" may change over time, but typically include book discussion groups; bridge and other games; couples gatherings; lunch, happy hour, wine tasting and dinner events; art, music, writing and needlework; walking, boating, golf, tennis and biking; cultural excursions; and charitable endeavors.

New Annapolitans is open to residents who have moved to the greater Annapolis area within two years of applying for membership, but then you may remain a member for as long as you remain current with dues. If you want to know more, call Shearwater residents Pat Duvall (410.295.6589) or Charlotte Featherstone (410.280.5173). View our website at www.annapolitans.org.





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Celebrating the ANNAPOLIS LIFESTYLE

Winter 2016

“No winter lasts forever; no spring skips its turn.”

~Hal Borland

Here's What is Going On In Shearwater

Active Properties for Sale	List Price	Days on Market
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14-B3 2 bedroom, 2 bath/ deeded slip	\$360,00	98
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15-B2 2 bedroom, awesome views, fabulous kitchen	\$579,900	221
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Sold	Sold Price	Days on Market
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8-A3 2 bedroom penthouse/ deeded slip	\$395,000	119
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15-A 2 bedroom, waterfront deck, deeded slip	\$824,900	404
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2-A1 1 bedroom, 1st floor	\$375,000	25
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11-B2 2 bedroom, deeded slip	\$405,000	70
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11-B3 2 bedroom, deeded slip	\$403,000	35
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14-A1 1 bedroom, 1st floor	\$346,900	4
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14-A3 2 bedroom loft	\$357,900	49
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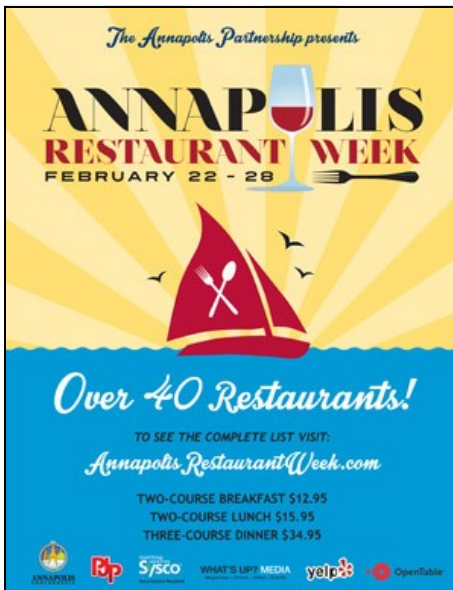
Coming On The Market	List Price	Days on Market
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2 bedroom, first floor condo, deeded slip	\$524,900	
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2 bedroom, totally renovated exquisite condo, deeded slip	\$569,900	
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Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the company. The property information herein is derived from various sources that may not be limited to county records and the Multiple Listing Service and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Not intended as a solicitation if your property is already listed by another broker. ©2015 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered service mark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Operated by a subsidiary of NRT LLC.





Annapolis Calendar

See all the **Annapolis Restaurant Week** participating restaurants at: <http://www.annapolispartnership.com/participating-restaurants>

Saturday, March 5, 6-10:00 pm – **The Annapolis Irish Week Hooley** signifies the Kick Off of Irish Week in Annapolis! The Hooley (which is Irish for Party) will include Pipe Bands, Special Guests and the headlining act, Dublin5. A fabulous spread of Traditional Irish and American food is included. The Hooley benefits Warrior Events and Maryland Professional Fire Fighters Association. <https://www.eventbrite.com/e/annapolis-st-patricks-hooley-tickets-20789636362>

Saturday, March 5, 9:00am – Stephanie Cohen will present “**The Non-Stop Garden**” at the beautiful Chesapeake Bay Foundation in Annapolis, as [Unity Garden’s](#) ever-popular annual fundraiser!



Sunday, March 6, 1:00 pm – **Annapolis St. Patrick’s Parade** – Parade route begins at West Gate Circle and ends at City Dock <http://www.naptownevents.com/irish-week/>

Saturday, March 12, 12-9:00 pm – **Green Beer Races** – the Eastport Democratic Club will be hosting (rain or shine) their annual event; for more information, see <http://www.annapolis.com/directory/event/eastport-green-beer-races.html>

Saturday, May 7, at the Crack O’ Noon – **The MRE Bridge Run** over the Gulf of Eastport. This annual .05K race is “The Not So Ultimate Competition of Strength, Endurance and Determination.” For more information, see <http://www.themre.org/calendar.html>



There's always lots happening in Annapolis but sometimes it's hard to find. Annapolis Eventfeed provides a one-stop calendar feed for more than 25 local venues. Check them out at <https://sites.google.com/site/annapoliseventfeed/>

Visit <http://visitannapolis.org/> for more activities in Annapolis!

Ram’s Head On Stage—33 West Street, Annapolis, 410.268.4545, <http://www.ramsheadonstage.com/>

St. John’s College—Visit <http://stjohnscollege.edu/events/> for Events and Programs, including concerts, lectures, seminars, and exhibits.

Annapolis Symphony Orchestra—Visit annapolissymphony.org for this season’s schedule and information.

Compass Rose Studio Theater—49 Spa Road, Annapolis, 410.980.6662, www.compasrosetheater.org

Colonial Players of Annapolis—108 East Street, Annapolis, 410.268.7373 www.thecolonialplayers.org

Annapolis Summer Garden Theater—143 Compromise Street, Annapolis, <http://www.summergarden.com>

King William’s Players, St. John’s College’s Theater Troupe—Francis Scott Key Auditorium, <http://www.stjohnscollege.edu/events/AN/theater>

Children’s Theatre of Annapolis—1661 Bay Head Road, Annapolis, 410.757.2281, <http://childrenstheatrofannapolis.org>

Chesapeake Bay News



CHESAPEAKE BAY FOUNDATION
Saving a National Treasure

In 2015, [CBF](#) planted 25 million native oysters on reefs and 70 miles of forested buffers along streams and creeks. They gave more than 35,000 students and teachers unforgettable experiences on our rivers, streams, and Bay so that they will learn to love and protect these waters like we at Shearwater do.



In 2015, the [Chesapeake Bay Trust](#) funded close to 400 projects and programs that made a real difference for our local communities and for the waters of our region. Together with their grantees, they planted 200,000 trees, cleaned up 72 tons of trash, created 3.4 acres of rain gardens, removed 1.6 acres of impervious surface, and distributed 480 rain barrels. They restored 95 acres of streamside buffers and wetlands and removed 46 acres of invasive species from our local rivers. The Chesapeake Bay Trust also helped 3,716 teachers discover new ways to educate students about their environment and the Chesapeake Bay. Their efforts allowed 97,746 students to learn about our Bay and our planet through outdoor educational experiences.



Spa Creek
CONSERVANCY
Stewards of the Creek
keep our creek clean & alive



We at Shearwater are part of SCC's efforts to protect and restore Spa Creek and Hawkins Cove. Details on these efforts were provided in the November and August 2015 issues of the **Shearwater Mark** and in the interest of space are not repeated here. If you want more information on these efforts, please check out those issues on our [Minutes](#) page, or click on the links below:

[Hawkins Cove Restoration Project](#)
[Headwaters Restoration Project](#)

**Shearwater
Community
Annapolis**

A great place to live!



Shearwater Mark is a quarterly publication for the Shearwater Condo Association.

All residents are welcome to submit articles and photos for publication.

To receive your newsletter by email, email Erica at erica@metropolitanmgmt.com
Find back issues on the [Minutes](#) page.

Printed copies are not available. You may obtain copies of this issue, as well as back issues, on our [website](#).

Did you know...

There is a [residents' directory](#) on our website? Check it out and be sure to send us your updates!

www.shearwatercondos.com

Shearwater Board Officers:

President, Lynn Maichle, hmaichle@gmail.com - 443.949.9890

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Eric Petterson, eric.petterson@comcast.net - 410.533.1469

John Schaake, jcschaake@comcast.net - 410.320.4838

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Landscaping, Deborah Birch, dbirch@seagreenintl.com - 202.629.6035

Marina, David Densmore, curlew149@gmail.com - 410.268.1539

Pool, Tina Ligon, ligontina@gmail.com - 410.212.9597

Editor's Note

All residents are welcome to submit articles or photos for publication to the **Shearwater Mark**. We also publish classified ads for Owners and Residents at no charge.

The **Shearwater Mark** is written for Shearwater Owners and Residents by members of our Board and our community to provide information and news we need. For more detailed and historical information, reports, pictures, etc., visit our website, www.shearwatercondos.com.



Marj Cahn Sparer
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410.224.1150

"Do unto those downstream
as you would have those upstream
do unto you."
—Wendell Berry

