



# Shearwater Mark

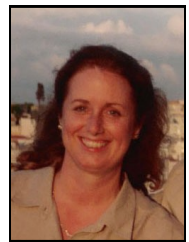
Fall Issue, 2015

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Hello Folks!

We’re now officially in the fall season here in Annapolis—the clocks are turned back an hour, and 30+ paddle boarders dressed in Halloween costumes gathered on Spa Creek recently for their annual “parade.” My favorite was Wondergirl (or perhaps she was SuperGirl) whose bulldog had a matching costume complete with shield. Leaves are continuing to fall (no pun intended) so the cleanup around our grounds is ongoing.



Lynn Maichle

Thanksgiving is just around the corner, and in just a few short weeks we’ll have the Annual Holiday Boat Parade here on Spa Creek. For the hardier souls among you who make New Year’s resolutions and are willing to freeze your “fur” off (as the website says), January 30th is the [20th Annual Maryland State Police Polar Bear Plunge](#) at Sandy Point State Park, benefitting the Special Olympics.

As an update here in Shearwater, there are several projects that our Committees, the Board, and other volunteers have been working on – one of the most important is the Shearwater Renewal Project. We’ve asked our two resident realtors (Frank Bolling and Connie Cadwell), several of Frank’s colleagues, a committee of residents led by Eric Petterson, and members of the Board to conduct independent evaluations of Shearwater and two or three neighboring condominium communities – noting positive aspects as well as areas that need to be addressed. This invaluable feedback will help us identify and prioritize projects in several areas, including building structures, lighting, amenities, grounds and infrastructure.



(Continued on Page 2)

Among other projects already completed this year:

1. Power-washing the landscaping timbers around the community and replacing some of the timbers that have deteriorated,
2. Outside dryer vent cleaning for all units,
3. Marina dock and boardwalk board replacement and power-washing,
4. Cleaning of the building condensate lines from the top floor down to the terrace units and into the main drains,
5. Replacing locks on all the storage room doors and community buildings.

Other projects in progress:

1. Renovating the pool house: including renovated bathrooms & plumbing, doors, electrical work, windows and general repairs (thanks to an excellent scope of work by Tina & Scott Ligon),
2. Replacing the front gate, which has been on its last legs for several months,
3. Repairing, resealing, and repainting the parking area,
4. Correcting water runoff issues around a couple of our buildings,
5. Reviewing all deck storage closet doors and third-floor awnings,
6. An underwater study of the marina for input into reserve fund planning,
7. Conducting gutter and downspout cleaning twice a year (rather than once) due to the number of large trees on our property,
8. Arranging for contractors to be available for unit owner deck and chimney flue cleaning.



#### COST EFFICIENCY

One of the areas the Board has been working on is to reduce contractual expenditures—in some cases negotiating contracts with new companies. So between fiscal year 2013-2014 and 2014-2015, we've spent \$15,000+ less on our contracts. These efforts continue as we look for ways to use our resources more efficiently.

Wishing you all a happy, healthy, and safe winter at Shearwater – HAPPY HOLIDAYS!

Lynn Maichle, President  
Shearwater Board of Directors

## Committee Reports

### Treasurer's Report—Larry Birch

Snapshot

Oct. Operating Fund Balance.....	\$4,907	Replacement Reserve Balance.....	\$619,701
YTD Operating Fund Balance.....	<b>\$-12,155</b>	Painting Reserve Balance.....	\$71,907
YTD Expense Status.....	On target	Net Assets.....	\$469,227

So far in fiscal year 2016, which started on July 1, 2015, there are no significant problems to report.

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Revenue is slightly under plan, due entirely to the fact that marina invoices won't be issued until January. Spending is exactly on track, however we need to keep an eye on any budget line that shows a significant variance; e.g., general maintenance is 8.3% over budget, up from 5.5% last month. Other variances, so far, are due to payment timing or seasonal spending and are not indicative of a problem.

We still are waiting for the FY2015 audit. Although there may be some minor accounting corrections, we do not anticipate any significant problems. We do anticipate that the final audit will confirm that we overspent the budget in FY2015. The Board agreed at the July condo meeting to present to the Auditor the Board's preference to obtain the funds to offset the FY2015 deficit first from the Painting Fund, then from the Reserve Fund, with a payback period of 5 years or fewer.

The next significant replacement fund projects are the refurbishment of the pool buildings and replacement of the front gate. Bids have been evaluated, contractors were selected, and work will start in the next few weeks on both projects. Other Replacement Reserve projects planned for FY 2016 include sealing and repainting of the parking area, and replacement of the kayak rack.

### **Marina Report—David Densmore**

As of November 3rd, the marina has been winterized—the water has been shut off, and the de-icers deployed. This year, we have placed extra de-icing units at A- and C-Docks in an effort to reduce ice buildup in those areas; however, boat owners leaving their vessels in the water over the winter should be aware that in very cold weather we cannot prevent freezing in water depths much less than three feet, or where vessels limit circulation. Also, please note that we do not routinely clear snow and ice from docks and boardwalks, so be careful if you need to access your vessel (or walk your dog)! As always, the marina will be re-commissioned in April. Please contact David Densmore (410.268.1539 or [curlw149@gmail.com](mailto:curlw149@gmail.com)) if you have any questions or concerns.

### **Pool Report—Tina Ligon**

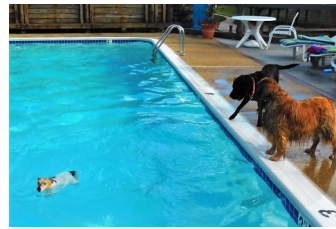
A chill is in the air and the colorful leaves are almost finished falling! Our end of 2015 Season parties were a lot of fun. The Labor Day Grill-Out was a hit, thanks to Susan Finlayson again lending us her grill at poolside for cooking. Great food smells were wafting on the air as everyone brought something to grill and something to share. It was a beautiful hot, sunny day - definitely a great day for a picnic by the pool!



(Continued on Page 4)



September 13th, was the last day for 2015. It was a chilly day, but a few folks gathered to enjoy grilled hot dogs and root beer floats. Since we had no people swimmers, we allowed the Pooch Plunge to begin a little early. Hope, the Golden Retriever, fully took advantage of her extra time in the pool and much of the pool water ended up OUTside of the pool. Finnegan, the terrier, gave Hope a run for her money. Bo, the puppy, was a bit overwhelmed with the excitement. Several other resident and visiting four-legged friends had a great time! We all said farewell to Teodora, our lifeguard and thanked her for a job well done.



At the writing of this Newsletter, final choices are being made for the Shearwater Pool Building Refurbishment. Tobias Sullivan, Architect, has signed on to review the final plan and manage the project with the contractor. We are anxious to have the construction begin, and you should begin to see a flurry of work going on at the Pool Building in the near future. We will take photos and keep you posted along the way!

Thanks to the Shearwater Community for a great summer of 2015, and we hope to see many of you again at the Pool in 2016!

### Landscaping Committee Report—Deborah Birch

**LANDSCAPING MAINTENANCE.** In addition to weekly mowing, edging, and weeding, recent maintenance activities have included trimming back overgrown shrubbery and grasses; pruning and trimming low-hanging tree branches; removal of fallen leaves, branches and other debris; cutting back invasive vines climbing trees and shrubs; and other tasks to keep our grounds in good condition.

**LANDSCAPING IMPROVEMENT PROJECTS.** Projects to replace/restore/refresh plantings damaged or destroyed by weather events, construction activities and the ravages of time have been ongoing since spring and will continue through the fall. With assistance from Highlands, our grounds maintenance contractor, a variety of ornamental trees, shrubs, perennials and ground covers have been planted or transplanted throughout the community.



**CANOPY TREES.** Thirteen new trees were planted to replace dead/dying trees that were removed from the Shearwater critical area buffer (shoreline area) last winter. These Maryland native trees (2 [Willow Oaks](#), 5 [River Birches](#), 3 [Eastern Hemlocks](#), 2 [Serviceberries](#) and 1 [Redbud](#)) that were planted in the spring have done well, thanks in part to the ongoing watering help of volunteers Frank and Linda Bolling, David Densmore, and Larry Birch. One of the Eastern Hemlocks planted on the slope between Buildings 4 and 5 appears to be dead. It is under warranty and will be replaced.

(Continued on Page 5)



**IRRIGATION.** Terra Nova, our irrigation contractor, has performed fall maintenance and the system has been shut down for the winter. There are spots throughout the community that are not currently served by the system; we are analyzing those gaps with an eye to expanding the system in future when funding is available.

**LANDSCAPING COMMITTEE.** The Shearwater Landscaping Committee is comprised of the following volunteers: Deborah Birch (chair), MaryAnn Cummins, Pat Duval, Ron Faulkner and Charlotte Featherstone. If others are interested in joining the committee or contributing ideas, please contact us—we need your help! We encourage all members of the community to come forward with their concerns and ideas.

## Other News and Reminders

### TO ALL SHEARWATER RESIDENTS (AND YOUR GUESTS):

#### BE ALERT FOR FALSE COMPANY REPS

According to the Eastport Citizen Facebook page there are two men going around posing as BG&E employees with false “badges” trying to gain entrance to homes in the area. It seems they’re interested in casing the homes for possible theft. **DO NOT** let anyone in your home unless you are expecting them, and even if they have badges from some company, verify that they are current employees.

#### WATCH OUT FOR SPEED

On occasion cars have been observed driving way too fast coming thru the gate and rounding the corner—please slow down! In addition to neighbors walking to their cars or walking their dogs, we now have two small children in Shearwater.

#### DON'T PARK ON THE ROADWAY

Any resident or guest car parked on the roadway rather than in an appropriate parking space especially at night is liable to be hit or towed. Make sure your guests are aware of this.

#### RESIDENT CARS

The guest spaces in front of the dumpsters are for guests, not residents. If the resident spaces in that area are full, use the spaces in front of the racquetball court or elsewhere on the roadway.



#### SPEAKING OF THE DUMPSTERS...

Please be sure to close the top and sliding side doors after you dump your trash—open dumpsters invite wildlife to snack! And please make sure all boxes are broken down before putting them in the *recycling* dumpster (NOT in the regular dumpsters).

#### LASTLY, WE LOVE OUR DOGS, but...!

Our by-laws require residents to pick up after their dogs. We have stocked the bag box by ‘poop hill’ for your convenience.

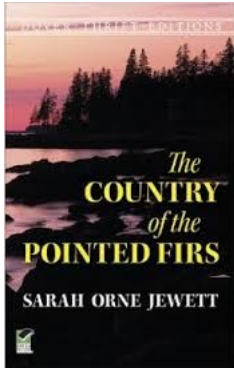
## Classified Ads

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](mailto:eastport.rower@gmail.com) 443.510.1776.

For Sale—Steiner Marine Binoculars 7x50 w/Compass and Stabilizer. Never used. In case. West Marine price \$399. Yours for \$275. Contact [eastport.rower@gmail.com](mailto: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. Our list has included everything from **The Country of the Pointed Firs** to **Man's Search for Meaning** to **50 Shades of Grey**, so there's something for everyone! We take turns hosting at our homes, meeting the last Wednesday of the month at 7:00p.m. We enjoy a light supper and eventually get around to discussing the book—and we always have a good time! Contact Shirl Gauthier at [eastport.rower@gmail.com](mailto: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](http://www.annapolitans.org).





# Celebrating the ANNAPOLIS LIFESTYLE

Fall 2015

“Autumn . . . The year’s last, loveliest smile.”

~William Cullen Bryant

## Here’s What is Going On In Shearwater

Active Properties for Sale	List Price	Days on Market
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8-A3 2 bedroom loft	\$425,000	63
12-B2 2 bedroom, 2 bath	\$399,000	187
14-B3 2 bedroom, 2 bath/	\$360,300	16
15-B2 2 bedroom, awesome views, fabulous kitchen	\$579,900 +\$5,000 decorating allowance	139

Under Contract	List Price	Days on Market
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15-A Terrace - deeded slip	\$824,900	395
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Sold	Sold Price	Days on Market
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2-A1 1 bedroom, 1st floor	\$375,000	25
11-B2 2 bedroom, deeded slip	\$405,000	70
11-B3 2 bedroom, deeded slip	\$403,000	35
14-A1 1 bedroom, 1st floor	\$346,900	4
14-A3 2 bedroom loft	\$357,900	49

Rental—Coming Soon	Rental Price	Days on Market
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14-B1 furnished -	\$2,500	N/A
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Rented	Rented Price	Days on Market
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2-B3 2 bedroom	\$2,500	9
6-B3 2 bedroom	\$2,300	35
8-B2 2 bedroom	\$1,850	134
12-A 2 bedroom	\$2,800	41



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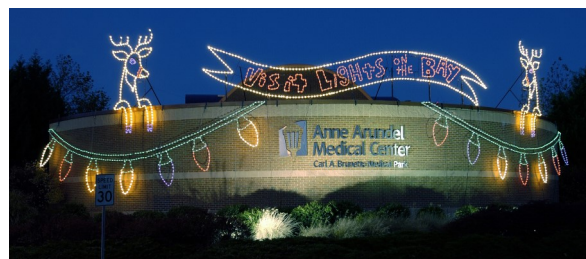
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# Annapolis Calendar

From **November 21 - January 2**, don't miss [Lights on the Bay!](#) The event features more than 60 animated and stationary displays, including traditional Maryland-themed favorites, holiday and children's displays. Proceeds benefit [Anne Arundel Medical Center](#).



On **December 12**, magic will happen on the waters of the Annapolis Harbor. Dozens of boats illuminated with thousands of colored lights and crewed by jolly revelers will suddenly appear in the cold wintry night. Families and friends will gather at their favorite viewing spots (including our very own Shearwater docks and balconies!) to enjoy the [Eastport Yacht Club Lights Parade](#).

Now through **December 17**, visit [Chagall: The Early Etchings from the 1920s](#) at the Mitchell Gallery, St. John's College, and don't forget [Midnight Madness Holiday Shopping](#) as Historic Annapolis' shops throw open their doors **December 3-10** in a glorified block party that is open to all! More holiday special events include: the [Holiday Candelight Stroll \(December 4-19\)](#), [Illuminated London Town \(December 4-18\)](#), [MESSIAH Concerts By US-NA \(December 5-6\)](#), [The Nutcracker \(December 19-20\)](#), and the [Annapolis New Year's Eve Celebration](#) on **December 31**.



For football fans, there is the [2015 Military Bowl](#) on **December 28** at the [Navy-Marine Corps Memorial Stadium](#).

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://www.sjc.edu/programs-and-events> for Programs and Events, including concerts, lectures, seminars, and exhibits.

**Annapolis Symphony Orchestra**—Visit <http://annapolissymphony.org> for this season's schedule and information.

**Compass Rose Studio Theater**—49 Spa Road, Annapolis, 410.980.6662, <https://www.compassrosetheater.org>

**Colonial Players of Annapolis**—108 East Street, Annapolis, 410.268.7373, <http://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.sjc.edu/programs-and-events/annapolis/theater-king-william-players>

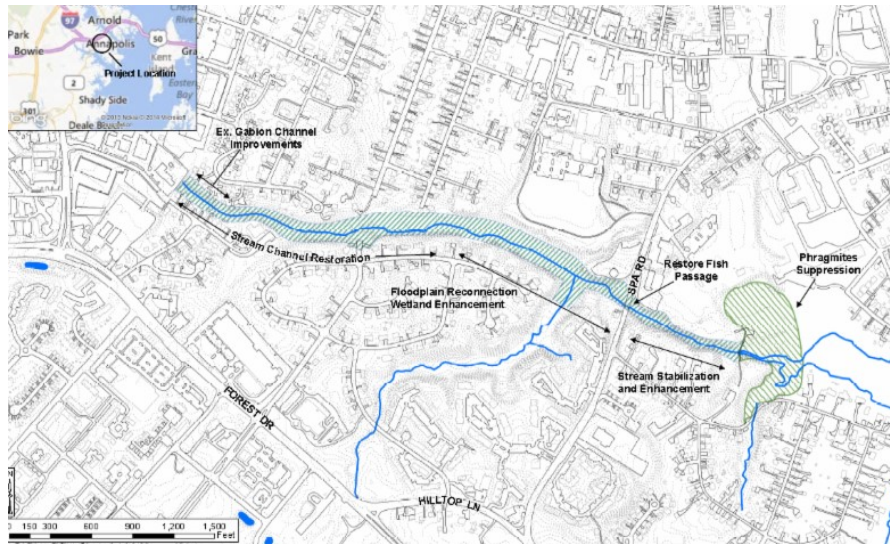
**Children's Theatre of Annapolis**—1661 Bay Head Road, Annapolis, 410.757.2281, <http://childrenstheatreofannapolis.org>



# Chesapeake Bay News

## SPA CREEK

The Spa Creek Conservancy (SCC) has mobilized a team of professionals for a series of watershed projects supporting the SCC goals of restoring Spa Creek (including **Hawkins Cove**) to a swimmable and fishable tributary of the Chesapeake Bay. Since its founding in 2004, SCC has implemented over \$2,200,000 in stormwater runoff restoration and mitigation projects in the watershed. One of the most significant upcoming efforts is to restore the headwaters of Spa Creek from its Chinquapin Round Road industrial park origins to the tidal creek interface at Chesapeake Children's Museum - Spa Creek Bike and Hike Trail (see map).



The restoration work will yield many benefits to the community, the Severn River, and the Chesapeake Bay. The stream renewal techniques will reduce the major pollutants destroying the Bay, including Nitrogen, Phosphorous and sediment, which have risen to dangerous levels. The restored creek will also filter out toxic chemicals, hydrocarbon byproducts, and bacterial agents, improving both the human and wildlife health environment in the watershed. Floodplain and wetlands control will be more natural, effective, and efficient.

In addition to the heavy pollutant reductions, the restoration will add and renew vital wildlife habitats and remove invasive non-native plant species. A major future goal is to restore the creek as a nursery for key fisheries. A public meeting to describe these initiatives was held on Tuesday, September 29th—if you would like an emailed copy of the detailed 4-page handout from this meeting, please email Marj Cahn Sparer at [mcsparer@yahoo.com](mailto:mcsparer@yahoo.com).

According to SCC's Mel Wilkins, the timeline for these initiatives is:

1. Upland Public Housing (above Hawkins Cove): A Plant-a-thon including 40 trees, a conservation landscape, and a rain garden was held on November 14th at Eastport Terrace and Harbour House; more planting is planned for spring 2016.
2. Ravine Project, in two phases: 1) design grant should be awarded in December; 2) after the design is completed, SCC will apply for a build grant in the DNR's spring cycle and start work in fall 2016.
3. Shoreline Work: Pending until the upland and ravine work is done. However, depending on funding, SCC is hoping to do some shore work as part of ravine work. SCC expects to apply for grants for this work in 2016-17.
4. The final phase will be an attempt to get dredging done with the State and City.

## OYSTER RECOVERY

In other news, a [Chesapeake Bay Foundation article](#) announced that Maryland now has what the *Washington Post* called the "largest man-made oyster reef in the world." Over the last four years, a partnership of agencies and groups led by the Maryland Department of Natural Resources (DNR) and National Oceanic and Atmospheric Administration planted an estimated two billion oysters.

Shearwater is doing our part—thanks to Scott Ligon and Marj Cahn Sparer, we planted 11 cages of spat in local oyster beds last June and have six cages of oyster spat growing on A-Dock for planting next summer!

**Shearwater  
Community  
Annapolis**

*A great place to live!*



**Shearwater Mark** is a quarterly publication of 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](mailto:erica@metropolitanmgmt.com). Find back issues on the [Minutes](#) page of the Shearwater website. 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](http://www.shearwatercondos.com)

**Shearwater Board Officers:**

**President**, Lynn Maichle, [lmaichle@gmail.com](mailto:lmaichle@gmail.com) - 443.949.9890

**Vice President**, Linda Bolling, [lindabolling@yahoo.com](mailto:lindabolling@yahoo.com) - 410.507.2300

**Treasurer**, Larry Birch, [larry@seagreenintl.com](mailto:larry@seagreenintl.com) - 301.807.6877

**Secretary**, position open—contact Lynn if you are interested!

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**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 our Owners and Residents by Board members, committee chairs, 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](http://www.shearwatercondos.com).



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

