



Shearwater Mark

Fall Issue, 2013

Our deck replacement project will begin soon. To stay informed, please watch for notices from Brodie Management.

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LETTER FROM THE PRESIDENT

Hello Fellow Shearwater Residents,

What a magnificent Summer we have had!!! I hope that everyone enjoyed the cooler than normal temperatures by getting out and about in our wonderful town of Annapolis!

I regret to announce that Mary Selhorst is no longer with Brodie Management. Until her replacement is hired, please address your concerns to Kasia Natale, kasia@brodiemgmt.com or 410-571-1400.

Your Board of Directors continues to move forward on some very important issues:



Frances Higgins

- The contractor for our deck replacement project has been chosen and the work will start soon. Notices will be posted to keep you all up-to-date and informed. Please be mindful that there will be some disruption during the project, but steps have been taken that should minimize our inconvenience. Please be patient and remember that it will be over soon.
- The mass cleaning of chimney flues and dryer vents has been done. If you did not take advantage of this service, please be sure to provide Brodie Management with a receipt or a statement that you have had it done in the past 2 years.
- Changes have been approved for four sections of our Rules and Regulations; namely, Marina, Noise, Duty to Maintain (LCE maintenance), and Environmental Standards. The proposed changes to the Pool Rules/Regs are being revised.
- Watch for a notice soon offering deck cleaning and sealing services.
- Some changes have been made to our website, www.shearwatercondos.com, and more will be made soon, which should provide easier access to information for owners. I've also updated all the photos...we look good!!!

Best regards,

Frances Higgins, President
Shearwater Board of Directors

Board News and Committee Reports

The Board held a regular meeting on Monday, August 19, 2013 and a special meeting on Monday, September 23, 2013. The next Board Meeting is scheduled for Monday, October 21, 2013. Full, approved minutes and reports are posted on our website, www.shearwatercondos.com.

Treasurer's Report—Linda Lawrence

A summary of our finances which is posted on the Shearwater web site every month shows how we are doing relative to our General Operating Budget for the fiscal year (July 1st – June 30th), as well as the amount spent and remaining in the Reserve Fund. The August 31, 2013 Budget Report (2 months into fiscal year 2014) indicates that our General Operating income is below the budgeted amount by about 1 ½ percent. This is due to the timing of the receipt of marina fees – which are billed and received in January of 2014. General Operating expenses are above the budgeted amount by less than 1 percent as a result of high general maintenance costs -- close to half of which were to repair the roof of Building 7 after a tree limb fell on it during a storm; and a timing issue with the payment of our liability insurance.

The Replacement Reserve account continues to grow and is currently close to \$435,000. This amount does not include the operating reserve fund set up for painting which is currently over \$28,000. Given the higher-than-ever Replacement Reserve balance, we will be able to finance the replacement of the remainder of the decks without needing to consider a special assessment. Hooray!!! Final bids were received by the Board in late September and a selection has been made. It is anticipated that the contract will be signed in early October.

Although there have been no Replacement Reserve fund expenditures yet this fiscal year, the Board has recently approved the purchase of a new kayak ramp at an estimated cost of \$16,000; the replacement of landscape lighting from timers to photo cells (\$2,600); and the purchase of three new pool umbrellas and umbrella stands.

Marina—Eric Petterson

Currently there are only three GCE slips that are vacant and available for rent. There are also three LCE slips that the owners have advertised as available for rent as well. All of these slips are in the 30 to 35 foot length. As in the past there are no dinghy or kayak spaces available, but there are only two pending requests for dinghy spaces. The wait list for kayak spaces has seven pending requests. However, the length of time on the wait list has decreased significantly from past times.

Guest activity is on track to match last year's activity with 18 visits this year, compared to 20 last year at this time. Using the guest dockage is a great way to have your boating friends come by for a visit. Shearwater only charges \$30 a day and gives each guest two free days of dockage per month. This is a marina benefit available to everyone who lives here, even those who do not have boats. If you would like to arrange for your guest's visit, please contact me at eric.petterson@comcast.net. I will make every effort to accommodate them based on available slips and the size of their vessel.

To keep the marina in great condition, you may have noticed that we have been replacing warped, twisted and splintered boards on the marina walkways. Also in the spring of next year, we are planning to power wash all the marina walkways and piers. If anyone has other areas of maintenance items needed, please feel free to let me know at the email address above.

(Continued on Page 3)

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Marina—Eric Petterson, continued

Last, but certainly not least, a lot of time and effort has been expended by several kayakers to identify a better kayak launch facility. This work was led by Greg Balestrero, with significant help of Shirl Gauthier and Christine de los Reyes. The entire concept was presented to the board at the August board meeting and I was given the go ahead to proceed. Right now we are in the process of obtaining the necessary city permits. If all goes well we will have a new and remarkably better kayak launch facility for the enjoyment of all kayakers. (It is even ADA approved!!!)

On a more somber note, winter is approaching. This year when the de-icers (bubblers) are installed they will be controlled by thermostats for the first time, so no one (specifically me) will have to venture out onto the cold and/or icy docks to turn them on or off. I am especially looking forward to this improvement!!!

Pool—Julie Kane

We had an excellent pool season with successful parties. The pooch party especially was a huge success, and we are looking forward to having the 2nd one at the end of the season next summer. Thanks for all the help with the parties.

The Pool Committee is working on a proposed revision of the Pool Rules & Regulations, based on community input. We are also reviewing Anchor Aquatics contract for the 2014 season and have asked Brodie Management for at least one more pool company contract proposal for comparison. And we are reviewing needed repairs and maintenance, working with Brodie Management to obtain bids, and will be presenting these to the Board in time for inclusion in the next budget cycle.

Landscape Committee—Ron Faulkner

The Landscape Committee is in the process of finishing improvement requests from a few years ago. By the time winter comes, we will have completed improvements around every Building. Our trees remain a big issue, with several large ones in decline. We are doing all we can to keep them healthy and long-lived by regular pruning and treatment as necessary.

The Landscape Committee appreciates your comments and will act as quickly as we can on requests. Please be aware that landscape requests require approval by the Committee, and can only be accommodated as funds are available in our budget.

Architecture—Rainette Bannon

The Architecture Committee welcomes two new members: Lois McGovern and Linda Bolling. Both are long time residents at Shearwater and will be a welcome presence as the AC rolls out our publicity program for getting all Shearwater residents to be aware of and support the process for replacing or changing any exterior element to their unit. The process is simple and effective. The rules and regs are also easy and we are going to provide you with specific information to help guide you in your choices. Look for a letter from us in the next month. And please let us know when you are making changes thru the Request for Architecture Change form or have any questions about external changes to your unit before you make them.

Thanks, and enjoy this beautiful autumn/summer weather we are having.

Important Reminders from your Board

Shearwater Work Orders—If you need to submit basic repair items (e.g. burned out bulbs, common area issues, minor leaks, etc.), please use the Shearwater website to fill out a Brodie Management Work Order form. This method is preferred over phone calls and emails, because on-line Work Order Forms are the only ones received by a Board Member who can keep track of whether or not the issue is resolved. Submission is easy. Go to www.shearwatercondos.com and the Home Page will come up. Choose "Brodie Management" from the list at the top of the Home Page. On the Brodie Management page, the third blue item in the left column says "[Click here to send a Work Order](#)". Then fill out the form and submit.

Important maintenance #1—When you have your heat pump serviced, be sure that the service technician blows out your condensate drain. Last summer some units were flooded when clogged condensate drains overflowed. It is advisable to have your heat pump serviced at least once every year.

Important maintenance #2—If you have the old white plastic dryer vent tubing, it should be replaced with a new metal vent tubing. This is the flexible vent that runs between your dryer and the wall connection. The old white plastic vent tubing is a fire hazard.

Be sure we can contact you—Please contact Kasia Natale at Brodie Management (410-571-1400) if you are not receiving notices via email and wish to do so. You must sign a form allowing Brodie Management to send you notices via email. This is the quickest way to get all the important notices from our property manager, and it will save on postage! The President maintains a separate E-Lert list of emails. You must submit your email address through the website, www.shearwatercondos.com, to receive E-Lert notices.

Attention Pet Owners—Please be a responsible dog owner and **pick up** after your dog. Always walk your dog on a leash and carry extra bags. **Pick up bags** are now available in the box by the pump station for your convenience. Please be a responsible cat owner and keep your cat **inside** your unit. Cats are not allowed to roam the property and use the landscaping as a litter box. Thank you!!!

Wild animals—Please do not feed any wild animals, including fox, raccoon, possum, birds, or cats. Leaving out food for animals can attract unwelcome animals, make wild animals less afraid of humans, make them sick, and endanger yourself and your neighbors.

Remodeling? Be sure to check with the Architecture Committee if you are replacing windows, doors, or anything exterior to your unit. Be sure to get the proper permits for any remodeling to the interior of your unit.

Parking stickers—Please do not park in a Resident Parking Space if you have not been issued parking stickers by Brodie Management. You are permitted to register and obtain stickers for up to 2 cars. Resident parking spaces are limited, so please ask your guests to park in Guest spaces only.

Shearwater Book Club

The Shearwater Book Club is always reading a variety of interesting books. We enjoy lively book discussions along with great food and other conversation. The Book Club usually meets the last Wednesday each month at 7:00 pm at a different member's home. If you are interested in joining the Club, please contact Shirl Gauthier at eastport.rower@gmail.com to find out where the next meeting is being held. The book selections for the remainder of 2013 are:

October—*The Round House* by Louise Erdrich

November—*Quiet: The Power of Introverts in a World That Can't Stop Talking* by Susan Cain

December—No meeting this month—Merry Christmas!

January—2014 Planning and Book Selection

Elly's Farewell Book Club Meeting—
Lynn, Connie, Chris, Charlotte, Elly,
Judy, Linda, Shirl, Frances, & Lois



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](tel:410-295-6589)) or Charlotte Featherstone ([410-280-5173](tel:410-280-5173)). View our website at www.annapolitans.org.



The Eastport Civic Association is a non-profit organization whose chartered mission is to protect the residential and maritime quality of Annapolis' Eastport neighborhood, promote, improve, and protect the general welfare of the Eastport area, and engage in any activities that promote and improve the civic life of the Eastport community.

Eastport Civic Association

Did you know about the Eastport Civic Association? We've been around for over 30 years and we are stronger than ever with over 500 members. Please consider joining now.

There are many benefits to belonging to the Eastport Civic Association.

- Keep up-to-date on events and issues facing the community
- Receive quarterly newsletters, important notices, and weekly emails
- Attend near-monthly general meetings where you receive updates and reports from committees, your Alderman, and special guest speakers
- Have your voice heard directly or through the association with your Alderman and other City officials
- Participate in addressing important issues, such as:
 - Traffic, Parking, and Sidewalks
 - Planning & Zoning issues, Growth and Development, and Architecture
 - Community Safety and Crime Prevention
 - Fourth Street, Gateway (Sixth Street), Maritime and other Economic Development
 - In addition, our dues and non-dues fundraising are used to support local charities and improvement activities, such as assisting our neighbors in need, supporting our local church programs, Holiday Sharing, Rebuilding Together (formerly Christmas in April), Annapolis Drum and Bugle Corps, flowers on the Spa Creek Bridge, Neighborhood Watch signs, Eastport Volunteer Fire Dept, Annapolis Maritime Museum Summer Concert Series, Eastport Elementary School summer camp, Annapolis Police Department Summer Camp, GreenScape, as well as other programs in conjunction with other neighborhood groups.
 - Most importantly ... Meet your neighbors, make new friends, and attend our annual summer picnic!

Our annual dues are \$20 per person / \$30 per couple.

Visit our website at [www. Eastportcivic.org](http://www.Eastportcivic.org) for more info or to join today.

Resident News & Announcements

How well do you know your neighbors? Shearwater is an active social community with a lot of friendly folks who love to get together and have fun. We have a book club, we kayak together, lunch and dine together, hang out at the pool together, work on committees together, and more! Whether you are new to Shearwater or not, it doesn't take much to join in and be a part of this great community.

Several new residents have moved into Shearwater during the past few months. Be a good neighbor and introduce yourselves and help them adjust to our community and to Annapolis. Being new to a community is always easier when friendly neighbors offer a warm welcome.

Meet our Building Captains

We are pleased to list our current Building Captains. Your Building Captain has volunteered to work on your behalf to make sure your building's maintenance is kept up to par. They keep an eye on the building exteriors and landscaping, and they report maintenance and repair needs to the management company. They also contact residents in their building at the request of the Board of Directors as necessary, and they remove outdated notices at the mailboxes.

Building 1—Linda Lawrence & Milton McMahan

Building 2—Linda Lawrence

Building 3—Scott Ligon

Building 4—Rainette Bannon

Building 5—Skip Smith

Building 6—Mo Leinhard

Building 7—Pat Duvall

Building 8, 9, & 10—Marcia Sandground

Building 11—Cordelia Richards

Building 12—Ron Faulkner

Building 13—Phil Hatchard

Building 14—Maryan Cummins

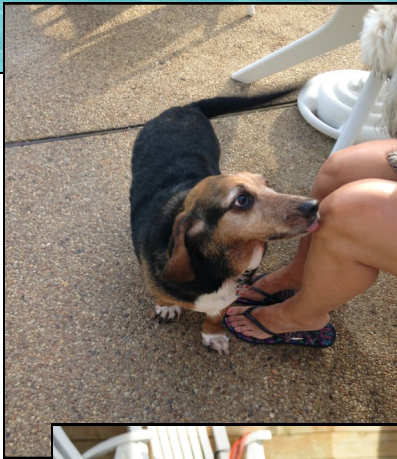
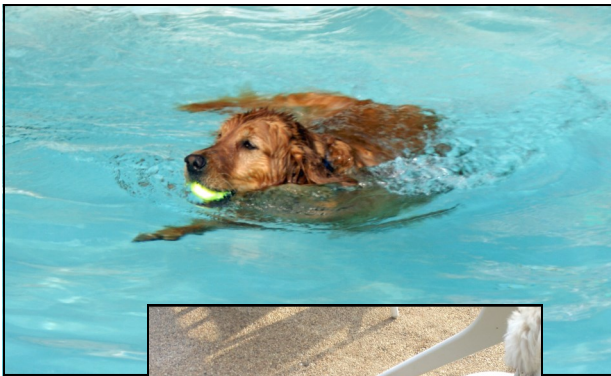
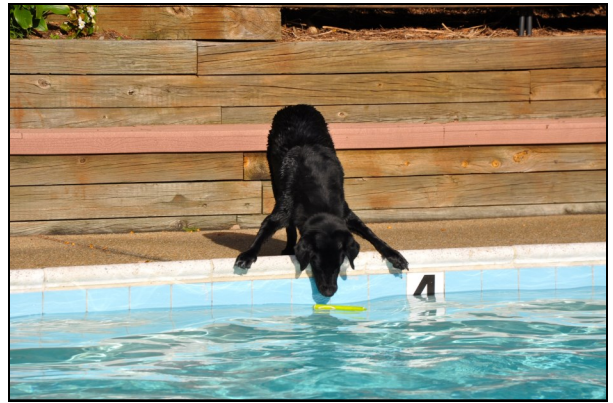
Building 15—Lynn Maichle

Building 16—Connie Cadwell

Pot Luck Pool Party September 14, 2013



First Annual Pooch Party
September 15, 2013
(More Pics on our Website)



Annapolis Calendar

Maryland Renaissance Festival—Aug 25, 2012 - Oct 20, 2012. 16th-century English festival, 10 stages, 5,000-seat jousting arena, 140 food and craft shops; weekends only. <http://www.marylandrenaissancefestival.com/>

U.S. Powerboat and Sailboat shows—Oct. 3-6 (powerboat) & Oct. 10-14 (sailboat). City Dock. Bring the family to experience the exciting world of boating. Now in its 42nd year, these are the nation's oldest in-water powerboat & sailboat shows. Attendees will also find a wide selection of marine equipment, high-tech electronics, accessories, gear, seminars, and related services. For more information, visit <http://www.usboat.com>

Special Historic Hauntings—October 04, 2013 to October 26, 2013 (Every Friday, Saturday). 7:30 pm. Annapolis Tours by Watermark. As the sun sets and darkness wraps the streets of historic, haunted Annapolis, a guide will lead you on a journey sharing tales by candlelight of the spirits who dwell in the town's 18th century buildings. Includes spooky interior tour of the William Paca House! An exclusive opportunity to step foot inside this haunted mansion at night. <http://annapolistours.com>

Annapolis by Candlelight—November 01, 2013 - November 02, 2013 (Recurring daily). 5:00 to 9:00 pm. Historic Annapolis Museum, 99 Main Street. This walking tour introduces you to some of the city's finest architecture of private homes. The houses on this year's tour are located along Acton Place, Duke of Gloucester, Conduit, Market, and St. Mary's Streets. The highlights of this year's tour is Acton Hall, one of the finest large Georgian homes built in the last colonial era, in addition to Slayton House, the Charles Carroll House and the Zimmerman-Wilson House. <http://www.annapolis.org/index.asp?pageid=165>

Maritime Republic of Eastport's Tug-O'-War—November 02, 2013. 11:00 am to 10:00 pm. Drawing on a decades-old rivalry, the annual charitable event features the longest tug-of-war over a body of water in the world, pitting downtown Annapolitans against the rebels of the mock-breakaway Maritime Republic of Eastport. Dubbed the *Slaughter across the Water*, it features a 1700-foot rope, 450 tuggers and 1000 spectators. A festival-like atmosphere overtakes downtown Eastport and Annapolis beginning at 11:00 a.m. Tugging begins promptly (more or less) at the crack o' noon. <http://www.themre.org>

Holiday Festival of Toys and Trains—November 29, 2013 to December 31, 2013 (Recurring daily) Baltimore & Ohio Railroad Museum, 901 W. Pratt Street, Baltimore. Celebrate the holiday season at Baltimore's largest holiday display of toy and model train layouts. <http://www.borail.org/>

Freedom Bound: Runaways of the Chesapeake Exhibit—March 12, 2013 - March 02, 2014 (Recurring daily). Historic Annapolis Museum, 99 Main Street. Free. A story of resistance to servitude and slavery in the Chesapeake region. Hours are Monday through Saturday, 10:00 a.m. to 5:00 p.m. and Sunday, 11:00 a.m. to 5:00 p.m.

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.

For More—Visit <http://calendar.visitmaryland.org/Views/Events/Events.aspx?page=1&location=annapolis> for more activities this Fall in Annapolis!

THEATER—Check out Annapolis' community theater schedules:

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://childrenstheatreofannapolis.org>

Celebrating the ANNAPOLIS LIFESTYLE

Fall 2013

Hello Neighbors,

“Autumn is the perfect time to take account of what we've done, what we didn't do, and what we'd like to do next year.”
~Author Unknown

Here's What's Happening In Shearwater

Active Properties for Sale	List Price	Days On Market
7B2 - 2 Bdrm/2.5 Bath	\$419,000	71
9A - 3 Bdrm/3.5 Bath Townhome Coming on the market soon!!	\$585,000	0

Under Contract

1A2 1 Bdrm/1.5 Bath	\$423,000	36
7A 2Bdrm/2 Bath Terrace Unit	\$499,000	7

Sold in 2013

	List Price	Days On Market	Sold Price	Close Date
8B3 2 Bdrm/2 Bath Penthouse	\$425,000	108	\$400,000	9/6/2013
4A1 3 Bdrm/3 Bath Entry Level	\$450,000	11	\$454,378	9/12/2013

Rented in 2013

12B2 2 Bdrm/2 Bath	\$1,995/month	21	4/1/2013
15B2 2 Bdrm/2 Bath	\$2,600/month	6	5/1/2013
8A3 2 Bdrm/2.5 Bath	\$2,800/month	8	5/28/2013
8B2 2 Bdrm/2 Bath	\$1,700/month	8	7/20/2013
2A2 1 Bdrm/1 Bath	\$1,995/month	24	8/12/2013



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If your property is currently listed with another broker, please disregard. This is not a solicitation.

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.

Please contact Brodie Management, 410-571-1400, to receive your newsletter by email. Printed copies are not available. You can also obtain copies on our website.

Did you know

There's a residents' directory on our website? Check it out and be sure to send us your updates!

www.shearwatercondos.com

Editor's Note

Please feel free to submit articles and photos that you think your neighbors would like to see in a future issue.

This Newsletter is written with Owners and Residents in mind and to provide the information and news you are looking for. Also, visit our Website, www.shearwatercondos.com for even more detailed information, reports, pictures, etc. If you still can't find what you are looking for, contact Kasia at Brodie Management, 410-571-1400. She is ready, willing, and able to assist you.

Frances Higgins
Editor, *Shearwater Mark*
frances458@gmail.com

Shearwater Board Officers:

President, Frances Higgins, frances458@gmail.com - 703-855-4039 (c)

Vice President, Carleen Petterson, carleen.petterson@comcast.net - 410-280-1787

Secretary, Lynn Maichle, lmaichle@gmail.com - 617-877-7033

Treasurer, Linda Lawrence, llawrence@comcast.net - 410-295-6842

Members:

Jonathan Lewis, jonathansail@yahoo.com - 443-829-7117

Barbara Britt, Barbara@brianbaysins.com - 410-295-4929

Linda Bolling, lindabolling@yahoo.com - 410-507-2300

Committee Chairs:

Landscaping, Ron Faulkner, rtfaulkner@comcast.net - 301-802-3819

Marina, Eric Petterson, eric.petterson@comcast.net - 410-280-1787

Architecture, Rainette Bannon, rbannon4@verizon.net - 410-263-0032

Pool, Julie Kane, j_capps62@comcast.net - 443-458-5172

Your Newsletter Editor



The *Shearwater Mark* is produced for you by your neighbor, Frances Higgins. All residents are welcome to submit articles or photos for publication to:

frances458@gmail.com