

Shearwater Mark



Winter 2009

GREETINGS FROM YOUR SHEARWATER BOARD PRESIDENT

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Greetings All -

It's that time of year when there are more parking spaces available and fewer encounters of fellow residents. With many part-time residents gone to warmer climes and others vacationing around the new year, we don't see as much of each other as we do in the warmer weather. But many of us enjoy this time of year as an opportunity to reflect on why we enjoy living in Shearwater. Warm by the fire and looking out over Spa Creek, it would be easy to think that it's all about the buildings and the setting. Most of us know that the real attraction of Shearwater is the diverse group of people who have chosen to live here because they share an appreciation of the condominium lifestyle.



Jay Harrison

Included in this diverse group are residents who care enough to give something back to their community. As we begin a new year, then, it's a good time to thank our neighbors who serve as building captains; who chair the pool, architecture, and landscape committees; who serve as dockmasters; who put together this newsletter and maintain our website; and those residents who are true neighbors and look out for one another's welfare. Thank you all.

Thanks also to the team at Brodie Management. Property Manager Heather Gummel and Assistant Manager Leona Busija who stay on top of all the day to day needs on the property. Remember please, the best way to alert them to a routine problem (light bulb out, for example) is with the work order form on the website. The web address is: <http://www.shearwatercondos.com/brodie.html> Also make a note of the after hours emergency number — 410-377-1605. There have been numerous occasions over this past year when the emergency situations required their capable services.

If you have not subscribed to the email alert service, you can do so by going to the Shearwater website (www.shearwatercondos.com) It's the best way to keep current on events of community-wide importance.

(Continued from page 1)

On the maintenance front, most of the 15 decks that required replacement have been completed and they will be sealed in the spring. A good bit of worn siding has been replaced and more will be addressed in the spring. Our goal is to continually repair and replace worn siding and rotted wood before the next painting cycle.

Repair and replacement of the damaged gate is a high priority and we hope that it can be done more expediently than the last time. The new gate will have more reflective material on it, although it's difficult to determine if that will repel the impaired drivers who have run into the gate these past two times.

As always, but particularly because it's a new year, I encourage you to take a more active role in our community, volunteer to work on one of our committees, and come to association meetings.

Thanks for your continued support.

~ **Jay Harrison, President**

Community Meeting News

November Meeting Highlights:



The Board met on November 17th, with several residents attending in addition to most of the Board and Committee members. Topics addressed included the budget, deck replacements, siding repair, gutter cleaning, clubhouse maintenance, and an electrical panel problem in one unit (see Phil Hatchard's article, below). The full meeting minutes are posted on our Shearwater website. The next three meeting dates are

January 19th, March 16th, and June 15th, 7:00 p.m. at the clubhouse. The special Annual Meeting for Board elections will be held April 20th.

Architectural Committee—Electric Panel Issue:

As many of you know from the statement on our web site, some owners have experienced arcing in their electric panels. This is a function of age, materials used, and other factors, and is caused by poor contact between the electrical supply and individual circuit breakers. The problem may exist without showing any symptoms. Because of that, we urge unit owners to have their panels inspected by an electrician at their earliest convenience.

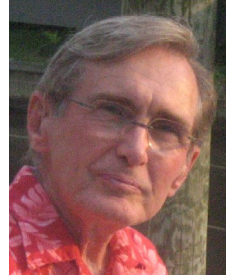


Phil

If you are experiencing intermittent flickering of lights or other electrical equipment, or if you need to reset breakers frequently, or detect an ozone, or over-heated insulation odor near the panel, you should not hesitate to have an electrician inspect your panel. Depending on the condition of your panel, they may recommend replacement. The cost of replacing the panel may be between \$600 and \$1,300, and is the responsibility of owners.

Landscaping Report

Winter tree trimming will start soon. This will include, to the legal extent possible, trimming trees that impinge upon the water view unit owners have from their units. We did a walk-thru with the tree contractor and identified those trees which should be trimmed; however, if unit owners wish to e-mail me (markfmoran@comcast.net) in the next week or so, I will be glad to verify that their pet trees are on the list.



Mark

As noted at the last board meeting, we received only one response to our request for proposal for a new landscaping master plan. Subsequent to this, we received recommendations for additional landscape architects. We expect to be able to forward proposals and a recommendation to the Board by the end of January, which will afford us ample time to implement the first (of many!) phases during the spring planting season.

Routine landscaping continues. Leaves and debris continue to be cleared and annual mulching will start in April. We removed dead trees between Buildings 14 and 15 which were about to fall in the water (which would have significantly increased the removal cost) and treated the specimen oaks in front of buildings 7 and 8 for bacterial leaf scorch, a potentially deadly disease. Additionally, the dogwood trees throughout the grounds were sprayed for nourishment and disease prevention and the ivy choking the trees throughout the condominium was cut back.

Shearwater Needs You!

Several board members' terms are due to expire this Spring. This is your chance to get into the act and make a real difference right here at home. Consider running for the board. Let one of the current board members know if you are interested (contacts posted on www.shearwatercondos.com). Call for nominations will go out by March 6th. The final notice and proxy will go out between March 21st and April 5th.

Hail and Farewell!

Welcome to Al and Christine del los Reyes, who recently joined us as part-time residents, moving into the Building 14 terrace unit. Al and Christine have a home base in Miami. Their son, daughter-in-law and two toddler grandchildren live in Gambrills, MD. They will generally spend July through October and the holidays here in Annapolis. Their interests are boating, kayaking, cooking and discovering the Chesapeake region!

Also welcome to part-time residents Joe and Sally Moffett. Joe and Sally moved to the top floor of Building 15 a while ago, but it's never too late to welcome them! They live in the Pittsburgh area, but are frequent part-time residents here at Shearwater. Joe's job took him north to PA, but previously they lived in Ellicott City. A daughter, son-in-law and two granddaughters live in Old Catonsville, so sleepovers are a regular event. They love living on the water, exploring the area, eating crabs, and following the Atlantic Coast Conference!

Frequently Asked Questions

What are the Shearwater rules about leasing?

First, let us say that we welcome our rental residents to our community and look forward to maintaining and sharing the natural beauty of our home with all. If you are a renter, we ask that you:

1. Provide your phone number(s) and email address to the Shearwater Condominium Association President (Jay Harrison at descon@designconcept.com) to include in our residents' directory posted on our website and/or to the Newsletter Editor (Shirl Nelson at shearwater.mark@gmail.com) for the "Hail and Farewell" section of the newsletter.
2. Introduce yourself to your Building Captain (the list is posted on the Shearwater website)
3. Leave a copy of your unit key with a fellow resident for emergency purposes.
4. Provide the emergency contact information form (found on our website) to Brodie Management.

If you are an owner/landlord or thinking about becoming one, we remind you that our rules require that:

1. Only entire units may be leased out and no lease may be for less than six months.
2. You provide a copy of the lease to Brodie Management prior to your tenant occupying your unit. Your lease inform your renters that they are subject to our rules and regulations.
3. Your tenants park no more than two cars at Shearwater.
4. You rent your unit only for private dwelling and not for business purposes.
5. Only those individuals identified in the lease occupy your unit.

Locals Make Good!



How exciting! Marcia Sandground has been named song writer of the month for February by Amerecord. Amerecord is using Marcia's rhythm and blues song "Façade." Check out www.amerecordsongs.com/products.php for the music and a photo, which should be posted by the end of January for about 6 weeks.

And congratulations to Ron Faulkner who completed the Eastern Shore's Sea Gull Century bike ride this past October. He joined over 6,000 other cyclists on a gorgeous day for this annual event. *Ride Magazine* calls this one of the prettiest big bike rides in America. Perhaps next year we can field a Shearwater Team! Connie? Jim? Sarge?



Book Club

Shearwater Book Club meets the second Wednesday of the month at 7:30 p.m. at members' homes. January 14th we'll discuss Sara Gruen's *Water For Elephants* at Pat Duvall's. February 11th will find us at Carol Schaake's discussing *Three Cups of Tea* by Greg Morteson and David Oliver Relin. Come join us! If you're interested, contact Shirl Nelson at eastport.rower@gmail.com or 410-268-0901.

Celebrating the ANNAPOLIS LIFESTYLE

January 2009

Hi Neighbors!

Wishing you Peace, Joy and a Prosperous New Year!

Whoever said you can't mix business with pleasure never had the pleasure of doing business with Connie Cadwell!

"What's Happening" in Shearwater

Active Property Listed for Sale	List Price
4B2 Spa Creek Landing	\$537,300
4B3 Spa Creek Landing with Deeded Slip	\$550,000
13A3 Spa Creek Landing Loft Unit	\$585,000
14B3 Spa Creek Landing with Deeded Slip	\$650,000
7A Spa Creek Landing Terrace Unit	\$925,000
12A Spa Creek Landing Terrace Unit 2 Slips	\$998,000
1A Spa Creek Landing Terrace Unit	\$1,150,000

Available Two Bedroom Rentals ranging from \$2200 to \$2750.

Sold Property	Sold Price	Original Price	DOM
13A2 Spa Creek Landing	\$412,000	\$449,500	238
11A1 Spa Creek Landing with Deeded Slip	\$432,500	\$459,900	188
14A - Terrace Unit with Deeded Slip	\$835,000	\$925,000	210
15A - Terrace Unit with Deeded Slip	\$955,200		
1A Spa Creek Landing	\$965,000	\$1,025,000	23

Please see my virtual tours, as well as all waterfront homes for sale in Anne Arundel and Queen Anne's counties, at my website www.conniecadwell.com. Call me if any of your family and friends have dreams to come live in the "Land of Pleasant Living". I love to find the perfect home for my clients.

Resident Specialist, 



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




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**Shearwater
Community**

*A great place to
live!*



Send information for publication to:
shearwater.mark@gmail.com

Did you know?

There's a resi-
dents' directory on
our website?
Check it out. Send
us your updates!



MAID IN THE USA



*"We clean your house like you would"
Shearwater reference available*

- All rooms top to bottom**
- Change beds (vacuum & dust under)**
- Clean Ceiling Fans/Light Fixtures**
- Vacuum furniture**
- Remove cob webs**
- Clean in/out out all appliances**
- Remove smudges from wood work**
- Edge/vacuum carpets**
- Hardwood is our specialty!!!**
- Serving A.A. County for 23 years**

**CAROL LILLY
PRESIDENT
CALL 24 HOURS
410-269-7630**

Your Newsletter Publisher

The Shearwater Mark is produced for you by ShirI Nelson, with back-up by Connie Cadwell. Hard copies of newsletters are available from your Building Captains. Submit articles and photos for consideration for publication to:

ShirI Nelson at shearwater.mark@gmail.com.