

Shearwater Mark



Summer 2009 (Jul-Sep)

GREETINGS FROM YOUR SHEARWATER BOARD PRESIDENT

Inside this issue:

Greetings, All —

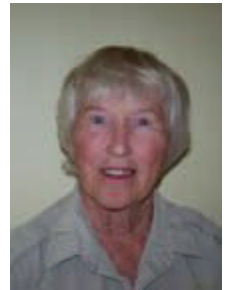
Board News	2
Landscaping Committee Report	3
Landscaping Reimbursement Policy	3
Marina Electrical and Fire Safety	4
Kayak Racks	5
News from the Pool	5
St. John's College Executive Seminar	6
Parking Reminder	7
Frequently Asked Questions	8
Building Captain Update	9
Kayak Club	9
Hail and Farewell	11
Classified Ads	11

We extend heartfelt thanks to the outgoing members of the Shearwater Board of Directors – **Jay Harrison, Fern Sargent and Jim Behrens**. They have performed their duties with utmost care and dedication to preserving the beauty of our campus as they safeguarded the soundness of our fiscal policies. To each of them we say thank you for a job well done – you left big shoes to fill! Special applause for Jay Harrison for leading his team so well. We will miss Jay and Susan not only as neighbors who give back to their community but also as good friends. We wish them well in their new endeavors.

The Annual Meeting which was scheduled for April 20 proved to be a big disappointment as there were not enough members present nor proxies returned to provide a quorum. The meeting was rescheduled for May 18, at which time business could be conducted without a quorum. Three new board members were elected – **Phil Hatchard, Susan MacMillan-Finlayson, and myself (Gerri Smith)**. I will serve as your President. Someone asked if I had missed the meeting and that is how I ended up in that office. There is some truth to that statement but actually, having bought our condo in 1982 from Paul Pearson himself, Skip and I have a great interest in seeing that our community maintains its high standards in the future that it has in the past. Phil, Susan, and I, along with the other Board members, ask for your cooperation in keeping Shearwater at the top of the list of desirable places to live.

The Board feels that it is necessary to increase our condominium fees 3 percent this year in order to continue to build up a reserve fund that prevents assessments in the future. We will continue to address the problems of replacing decks as well as other structural problems.

We are blessed with a number of dedicated committee chairs and supporting members. The Landscaping Committee, ably led by **Shirl Nelson**, has renewed our oyster paths and continues to find ways to maintain and improve our assets. This is in addition to bringing our newsletter back to life. Thank you Shirl. **Tina Ligon** has again organized a successful pool party to open the summer season and in the process has given numerous hours of her



Gerri Smith

Board News

The Board has met three times since our last newsletter: 1) the April 20 Annual Community Meeting for election of a new Board of Directors, 2) the special May 18 meeting , and 3) the June 15 Board meeting to finalize the budget.

As Gerri noted in her cover page letter, a quorum was not reached by either attendance or proxy for the April 20th election meeting, so a special meeting was called for May 18 to elect a new Board. At that time Phil Hatchard, Susan MacMillan-Finlayson and Gerri Smith were elected as the new members replacing Jay Harrison, Fern Sargent, and Jim Behrens. Harvey, whose term has not expired, agreed to stay on as Treasurer while transitioning the role to Phil.

Two new committee chairs have been tapped, as well: Shirl Nelson for landscaping and Connie Cadwell for architecture.

See the back cover of this newsletter for the full slate of Board members and committee chairs. Full Board reports are posted on our website, but here is a consolidation of the highlights from the last three meetings:

President's Report

- The Board has initiated an ongoing maintenance program to replace decks and replace damaged siding.
- The front gate has been replaced and is in working order. Reflection tape has been added in an attempt to avoid future damage.
- New lighting has been installed at the entrance.

Treasurer's Report

- We ended the 2008-2009 budget year with a surplus, which is being carried over to the reserve account. The reserve account is too low and should be raised to \$175,000.
- The 2009-2010 budget was approved at the June 15th meeting, including Harvey's proposal for a 3 percent increase.
- Condo fees will increase by 3 percent as of July 2009.
- The deck repair contractor will be contacting individual owners to follow up on quality control issues.

Landscaping Report

See page 3 articles by Shirl Nelson, new Landscaping Committee Chair.

(Continued on page 6)

Landscaping Committee Report

Along with a new Board of Directors, we now also have a new landscaping committee that has already begun improving the appearance of our community (note the replenished shells on our pathways, and new plantings for Buildings 5, 11, and 13). There are more improvements planned for the Fall. The committee's vision is for an improved landscape environment for Shearwater with replacement plantings and better irrigation over the next three years. The committee meets once a month and welcomes your input. Committee members and responsibilities are as follows:

- Chair—Shirl Nelson, eastport.rower@gmail.com
- Groundskeeping—Ron Faulkner, rtfaulkner@comcast.net
- Tree Maintenance—Harold Shaw, harolds465@aol.com
- Pathways—Carleen Petterson, ecpetterson@msn.com
- Landscape Lighting—Pat Duvall, patcd0917@verizon.net
- Irrigation—Mark Moran, markfmoran@comcast.net
- Technical Advisor—Don Kadonoff, dj310@comcast.net
- Landscape Design Advisor—Frances Higgins, frances.higgins@comcast.net



Landscaping Reimbursement Policy

Did you know that you can be reimbursed for beautifying the landscaping of your building? To encourage owners to help us beautify our common area landscaping, we will reimburse owners up to 50 percent of the cost for new plantings, not to exceed \$250 per year per building, as follows and in accordance with Article VII, Section 3 of the Shearwater Condominium Rules and Regulations:

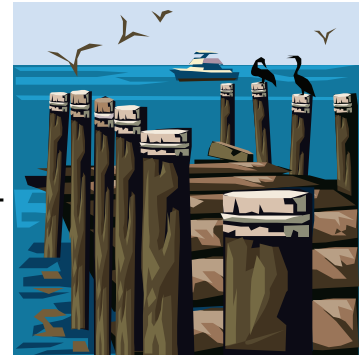
1. Prior approval of the plan by the landscaping committee chairperson
2. Plantings meet the following criteria:
 - a. characteristic of the Maryland waterfront region
 - b. non-invasive
 - c. long-lived (if not annuals)
 - d. low maintenance
 - e. drought resistant
 - f. low growth rate
 - g. compatible/complimentary in appearance and maintenance with existing plantings
3. Reimbursement is subject to the availability of funds and may be denied if adequate resources are not available in the landscaping budget.
4. Shearwater reserves the right to alter or remove any landscaping material or plantings placed by owners at any time without concurrence from the unit owner, regardless of whether or not the plan or landscaping material or plantings have been approved.



Marina Electrical & Fire Safety

I want to highlight a few recent safety and environmental issues to all marina users at Shearwater.

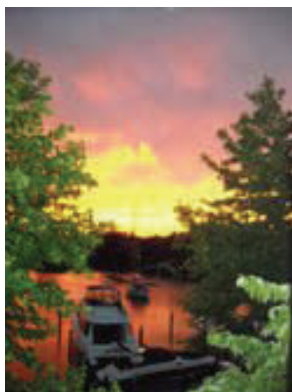
First, earlier in the winter an individual lost power to their boat for no apparent reason. This can be especially dangerous in the winter with the less frequent traffic on the docks and visits to the boats to notice something is wrong. Loss of power can result in total discharge of the batteries, loss of bilge pump capability, etc. While investigating we found that the aged shore power cord or boat receptacle had deteriorated to the point that they shorted-out and fused together – fortunately not burning the boat to the waterline in the process.....nor the boats adjoining them. We had a second boat experience almost the exact same issue on another dock earlier in the spring, again with an older shore power cord.



This is the THIRD “older” shore power cord failure I am aware at our Marina in the past 12 months. Please check your cords regularly, use an appropriate anti-corrosion spray on the connector ends at both the boat and the tower, etc. Here is a link to a pretty good article on shore power cord care:

http://boatingsailing.suite101.com/article.cfm/marine_shore_power_cords

Second, we had a small fishing boat essentially “sink” at the marina earlier this spring – only the dock lines were keeping it from going to the bottom. With the large number of trees close to the water at this end of Spa Creek, owners with open cockpits in their boats, especially smaller boats, need to take care to ensure that the scupper drains in the cockpit stay clear of debris so that rain-water has a way to drain out of the boat. Please also ensure that your batteries stay charged and your bilge pumps have an automatic switch. Very fortunately for the owners of the fishing boat, no fuel or oil leaked from the tanks even though they were under water – the costs of environmental cleanup and fines are large. The owners fortunately are members of TowBoatUS who came and pumped the boat out and towed it to a marina to be hauled and serviced. Know the details of what your membership services and insurance coverage are – the going charge for “salvage” pumping by the various companies in Annapolis is \$100 per foot of boat length.



Nancy Powell took this amazing photo of our dock post-thunderstorm June 9th.

Lastly, just a reminder that marina users are required under the Shearwater Rules & By Laws to carry appropriate insurances and properly maintain their watercraft. Copies of these documents are posted on the Shearwater Condos website.

Have a safe boating and great fishing season. I now have a dolly configured to carry a small outboard motor if anyone needs to use it to take your motor to/from the docks – just give me a call or email to use it.

Scott Ligon, Dockmaster

News from the Pool

Summer is in full swing and the pool water is finally warming up! Kostadin is again our life guard as he returns for a second year from Bulgaria. His sister is also here in Annapolis for her first time - life-guarding at a neighborhood pool near the Safeway.

We ushered in the summer season with the annual COOL POOL PARTY and BBQ! I have had great comments and gratitude from many of you and I just want to say – thanks to ALL who brought



wonderful desserts and came to the party for a fun time!! It could not have been a success without the participation from all of you!



Matt & Teresa Ellenburg with Tina Ligon at Cool Pool 2009!

We would like to try to bring back a monthly pool social event and we will start with the July Pool Happy Hour on Saturday, July 11. Please come to the pool any time from 6 to 8, bring your favorite appetizer/finger food to share and accompanying beverage. We will focus on saying farewell to Jay and Susan, Harvey and Sandra, as they all leave Shearwater for their next life-adventure!

They have all been such an integral part to the workings of the Shearwater community and we will miss them greatly!

Don't forget the pool is now open until 8:00 every evening! Come on down and enjoy the sunset from the pool deck – mark your calendars for SATURDAY, JULY 11 - POOL HAPPY HOUR!

See you there – Tina Ligon

Kayak Racks—Waiting List

We continue to have a number of residents on the waiting list for space in the kayak rack. If you happen to have a kayak stored on the rack that you don't use any longer and would like to sell it, let me know and we will post it on the website along with passing the word among the neighbors. The same applies for both of the floating dinghy docks.

We have had a few residents inquire about sharing a kayak with another owner – again, if you currently have a kayak on the rack and would be willing to let another resident co-own/share it with you, please contact me and I will put you together.

Scott Ligon
Ligon1@comcast.net
DockMaster

St. John's College Executive Seminar

St John's College Executive Seminars aim to address fundamental questions of the human condition through a close reading and discussion of timeless great works of literature, philosophy, and political discourse. Several of your fellow Shearwater residents have participated in these seminars—some for many years—and can attest to the valuable reading and stimulating conversation. The 2009-2010 theme is **Doubt Trust**, with monthly readings from Gilgamesh, the Book of Job, Plato, Sophocles, Montaigne, Shakespeare, Descartes, Hume, Melville, and Wordsworth. The last session culminates in a dinner with College President Chris Nelson.

You can ask your neighbors Chuck Trefey, Shirl Nelson, or Rainette Bannon about their experience with the seminars.

For more information and to register for this or other St.

John's stimulating events open to our community, go to www.stjohnscollege.edu (under events) or call Alice Chambers at 410.295.5544.



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Life on the
Annapolis Campus

Board Meeting News, con't

(Continued from page 2)

Architecture Report

Phil is working on comparing the costs to maintain the buildings with cedar to the costs to replace with maintenance-free material. Connie Cadwell is our new Architecture Committee Chair.

Pool Report

Pool is open! See Tina's article on page 5 and note the extended pool hours to 8:00 p.m. every evening.

Marina Report

See Scott's articles on pages 4 and 5 regarding safety issues and the kayak racks.

Other Issues

—**Brodie Follow-up.** At the June 15 meeting, presided over by new Shearwater President, Gerri Smith, there was much discussion about follow-up by Brodie Management and their Corporate Services subcontractor. Brodie committed to emailing confirmation notices to owners who submit work order requests. In addition, maintenance logs will be posted on the Shearwater website monthly.

Typically small maintenance items such as burned out lights should be taken care of within a week. Larger maintenance items may take longer.

—**Parking.** An increase in parking problems was noted. See item on Page 7.

Parking Etiquette — Friendly Reminder

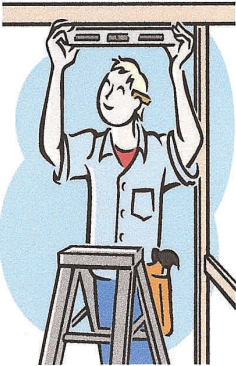
Parking problems seem to increase with each summer boating season and this one is no exception. This is especially true on the circle (near buildings 11, 12, 13, 14, 15, and 16). Following the rules and practicing a few common courtesies will go a long way to alleviating the problem. Here's a friendly reminder.

- Residents, please be sure to have a current parking sticker visible on your car (if you are awaiting a sticker, put a note in your windshield).
- Residents with two vehicles, please park only one vehicle on the circle.
- When away for long periods, please do not leave your car parked on the circle during your absence.
- Residents with guests, please have them park in guest parking, not on the circle.
- Renters, please follow the same rules as owners.
- Landlords, please make sure your tenants know and abide by the rules.
- If you are not an owner, renter, or guest, you are not permitted to park in Shearwater.




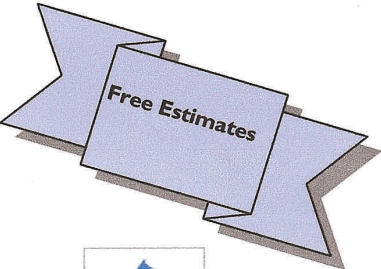
If you notice a car illegally parked, please notify any one of our Board members about posting a warning notice or to have the vehicle towed, especially if the driver is a repeat offender.

Do not have any vehicle towed without first contacting Board President, Gerri Smith, because Gerri will be the first to get the complaint from any car owner whose vehicle is towed!



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Frequently Asked Questions

Here's this quarter's Q&A:

The landscaping rules were mentioned previously.

What are they?

Article VII, Section 3 of our Rules and Regulations (www.Shearwatercondos.com) makes clear that all lawn areas (grass), trees and shrubbery on Shearwater property are general common elements. They are subject to mutual rights of support, access, use and enjoyment by all unit owners. Except as otherwise stipulated, all lawn areas, trees and shrubbery will be maintained and replaced with funds from the annual operating and reserve budgets of the Shearwater condominium.

A landscape plan will be prepared and maintained by the Board of Directors. This plan will designate those areas which are lawn, those areas which are shrubs, those areas which are "flower beds" and require minimal or no landscape maintenance. Owners who desire to add annual or perennials to these flower beds at personal expense may submit plans to do so.

A yearly landscape-operating budget will be prepared for the maintenance of the designated areas in the landscape plan. The Board shall provide for such maintenance by the Management Company or a designated landscape company. The Board shall provide funds in the reserve budget for annual replacement of dead or damaged landscape items.

If an Owner wishes to change the integrity of a common element of the landscape, a plan for such changes must be

submitted to the Board for approval. The plan must clearly designate the area to be modified, and all modifications to be made. This will include the removal or alteration of current landscaping as well the addition of new landscaping. Such new landscaping details shall include timbers, stones, or other decorative accouterments as well as plants. Any such changes to the landscape must be in accordance with the overall landscape theme. The owner will be required to pay for the initial change. Shearwater will be responsible for maintaining the landscape area subsequent to the change, and will thus take into account the increase in maintenance expense associated with the change before approval.



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Building Captain Update



Just a reminder that we're still looking for a captain for Building 6, so please step forward if that could be YOU! Essentially, the Building Captains are to make sure their building lawn is watered; distribute notices and newsletters for their building (and take them down when they're expired); keep an eye on building exteriors and landscaping and report maintenance and repair needs. Here are the folks who've volunteered so far.

Bldg 1 Carleen Petterson and Milt McMajon

Bldg 2 Carroll Stewart

Bldg 3 Scott Ligon

Bldg 4 Rainette Bannon

Bldg 5 Skip Smith

Bldg 6 **VACANT** - please apply!

Bldg 7 Pat Duvall

Bldg 8 Marcia Sandground

Bldg 11 Cordelia Richards

Bldg 12 Ron Faulkner

Bldg 13 Harvey Paskin

Bldg 14 Maryan Cummins

Bldg 15 Shirl Nelson

Bldg 16 Harold Shaw

Kayak Club, Anyone?

We have quite a few kayakers in Shearwater. Wouldn't it be fun to have someone to go kayaking with you? Want to form a club? If so, let Shirl know and we'll start a group much like our book club that is humming along quite nicely at this point. Contact me at eastport.rower@gmail.com if you are interested.



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Celebrating the ANNAPOLIS LIFESTYLE

June 2009

Jump into the Fun of Summer!!

Wow! 3 New Owners found the "right choice" by choosing Shearwater as their new Nest!

Just a note to remind you to Relax and Enjoy your day!

"What's Happening" in Shearwater

Active Property Listed for Sale	List Price	Days on Market
13A3 2 Bdrm. Loft	\$549,900	171
4B3 2 Bdrm. Penthouse & Slip	\$550,000	270
11A3 2 Bdrm. & Deeded Slip	\$599,900	56
7A 2 Bdrm. Terrace	\$799,000	329
12A 2 Bdrm. Terrace & 2 Slips	\$925,000	236
1A 2 Bdrm. Terrace	\$1,090,000	88

Under Contract		Close Date
5B2 2 Bdrm. Mid Level	\$532,500	46 July 17th
13A 2 Bdrm. Terrace and Slip	\$699,500	55 July 24th

Sold Property	Original Price	Sold Price	
4B2 2 Bdrm. Mid Level	\$639,000	\$490,000	670 March 23rd
15B3 2 Bdrm Penthouse & Slip	\$580,000	\$580,000	June 5th



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



Hail and Farewell!

The Gibbs of 7A2 are back! Welcome, Bill and Mary. We hope you had a pleasant winter in Bethesda and we're glad to see you.

Jay Smith, new owner of 15B3 joined us this June. Jay is splitting his time between home in Reston, Virginia and Shearwater.



Welcome, too, to Frances Higgins and Greg Balestrero, who moved in to 4B2 this March. Frances has offered her landscape design skills to our new landscaping committee and we've enthusiastically taken her up on it. Thanks for becoming active in the community, Frances.

Although Jay Harrison and Susan Kramer haven't found their dream house in New Mexico yet, we know they're looking and will be leaving us soon. We miss you already. The same goes for Harvey and Sandra Paskin, who will be moving to Florida now that their unit is sold. We sure are going to miss your four fine folks who have done so much for the community over the years. We wish you luck and much happiness in your new homes.

Classified Ads

Wine Chiller

The former owner of 4-B2 replaced the original trash compactor with an Avanti Wine Chiller, Model # WC3200BG. We're reverting to a new trash compactor and wonder if anyone would be interested in buying the wine chiller. I don't believe this wine chiller has ever been used. If you would like to see it, please email frances.higgins@comcast.net. These sell new for around \$600.00; I think \$300 would be a fair price?



Car for Sale



Jay and Susan can't take their 1998 Infiniti I30 with them when they head West. It is in excellent condition, has 153,000 miles, leather interior, power seats, CD player, sunroof, cruise control, and relatively new tires. The Kelly Bluebook value is \$3,645. Make an offer.

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Shearwater Community

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Did you know

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

(Continued from page 1)

time to cleaning chairs and cushions and making the pool ready for our enjoyment in the months to come. The Marina continues to be a profitable venture under the leadership of our capable Dock Master Scott Ligon.

We ask that you not only give these people a vote of thanks but your support as well. Volunteer to help. Be an integral part of your community.

I look forward to serving as your Board President but we need your help. Become an active participant in the activities at Shearwater, attend the Board meetings, help with committee projects. We need you!

Gerri Smith, Shearwater Board President

The NEW Shearwater Board and Committee Chairs

Officers:

President, Gerri Smith, yellowbird7@verizon.net - 410-263-4962

Vice President, Pat Duvall, patCd0917@verizon.net - 410-295-6589

Secretary, Susan MacMillan-Finlayson, smacmillan@mdmercy.com - 410-268-2454

Treasurer, Harvey Paskin, hmplchayim@verizon.net - 410-268-9013

Members:

Tina Ligon, ligon1@comcast.net - 410-268-2658

Ron Faulkner, rtfaulkner@comcast.net - 302-803-3829

Phil Hatchard, phatchard@worldnet.att.net - 410-295-9878

Committee Chairs:

Landscaping, Shirl Nelson, eastport.rower@gmail.com - 410-268-0901

Marina, Scott Ligon, ligon1@comcast.net - 410-268-2658

Architecture, Connie Cadwell,, connie.cadwell@verizon.net - 410-263-4925

Pool, Tina Ligon, ligon1@comcast.net - 410-268-2658



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