



Your newsletter is available by email (be sure the editor has your correct email address) and it is also published on our website, www.shearwatercondos.com.

Inside this issue:

Board News	2
Committee Reports	2
Committee Reports	3
Reminders	3
Book Club	4
Resident News	4
Wild Animals	4
Classified Ads	5
St. John's College	5
New Annapolitans	5
2011 Pool Party Pics	6
Myth of the Poop Fairy	7
Annapolis Calendar	8
Real Estate update	9
Editor's Note	10

LETTER FROM THE PRESIDENT

A book was recommended to me recently which probably should be required reading for anyone moving into a condominium...**Be Reasonable!** *How Community Associations Can Enforce Rules without Antagonizing Residents, Going to Court, or Starting World War III...* by Kenneth Budd. I base my article on his book and quote from his opening pages.

"A man's home is his castle. These are sacred words for many Americans but in a common-interest community, a man's home isn't his castle. Homeowners can't do whatever they want. They can't paint their house pink; they can't park trucks in the community lot. That is the nature of community living. When you buy a home in a common-interest community, you agree to abide by rules and restrictions. You live close to your neighbors, you share common facilities, and you sacrifice certain freedoms -- voluntarily -- to protect property values and reduce nuisances. Many homeowners move into a common-interest community without reviewing the restrictions and are shocked to learn that their actions violate the covenants. Rules and regulations can seem petty to new residents (or to residents who violate them) but they serve a purpose -- they prevent owners from blasting their stereos on their balconies at 4 am. They prevent owners from breeding boa constrictors on their balconies or from having an open fire on their decks. Restrictions, over time, preserve property values and maintain a high quality of life for residents."



Gerri Smith

Recently I was appalled that a resident threatened a neighbor...no, I'm not talking about a member of Congress but a resident at Shearwater. We have at least two threats of lawsuits, with resulting bills to all, as well as numerous threats on the back burner from people who do not want to observe the rules. I point out that these lawsuits are not just about others; they are about all of us. No one was happy with the recent increase in condominium fees but they were not put in place lightly. Our volunteer committee chairs do not enjoy the role of enforcer (and they are volunteers) so think long and hard before you make a request to paint your condo pink. If you did not read those rules when you moved in, please read them now and...be civil, be nice, be reasonable.

I'm happy to report that our parking areas have been resealed and we have secured a contract for painting. Please pay attention to the notices by your mailbox indicating when your building will be painted and remove or cover the items of concern. The aim of your Board is to preserve property values and maintain a high quality of life for Shearwater residents.

From atop my soapbox,
Gerri Smith,
Shearwater Board President



Back copies of the Shearwater Community Quarterly Newsletter available at
www.shearwatercondos.com !!!

Board News

The last Board meeting was on June 20, 2011. The next Board meeting will be held on Monday, October 17, 2011. Full minutes and reports are posted on our website, www.shearwatercondos.com. Following are updated Committee reports:

Treasurer's Report— Phil Hatchard

Shearwater Treasurer's Newsletter input:

A summary of our finances is posted our web site every month. It is available for review by unit owners, and shows how we are doing relative to our budget, as well as the amount spent from the reserve fund.

We are proceeding with maintenance work as planned. The Road surface sealing and striping has been completed at a cost of \$8,366, and the painting contract is now underway, at an approximate cost of \$200,000 (depending on wood replacement).

Because of the large outlay for the painting contract, the cash-flow situation will dictate a conservative approach to expenditures for the remainder of this fiscal year.

Unplanned expenses so far this year include approximately \$20,000 additional for water and sewer usage (charged over the course of the year), repair and installation of steps at \$7,175, and removal of a large oak tree near building I at \$6,145.

The painting will be done sequentially, structure-by-structure, and should take approximately 16 weeks to complete. Notices will be posted at each building in advance of work starting, to alert residents in time to clear away deck items, etc.

Architecture—Rainette Bannon

No report submitted.

Landscaping— Ron Faulkner

The Landscaping Committee had a good, productive Spring and Summer. We made great progress with tree trimming, resulting in no trees or large limbs falling during the hurricane. The team will be working this Fall on ongoing projects. We welcome your comments, suggestions, and concerns as we move forward. The Committee thanks everyone for your positive comments on what we have done this past Summer. We thank Andino for the quick response to clean up after the storm. And we give a big thank you to **Eric Pettersen**, who has contributed much time and effort on this Committee, and who will be taking a deserved break from Landscape Committee work. Your landscaping team is Ron Faulkner, Frances Higgins, Pat Duvall, Don Kadonoff, and Maryan Cummings. With Eric's departure, the Committee could use your help...please volunteer to be part of the Landscape Committee.

Pool—Tina Ligon

Summer is almost over and Shearwater Pool had another successful season! New green and blue striped lounge cushions gave the pool a fresh look. The pool had lots of visitors and an abundance of hot days to keep the water warm. (Almost too warm some times, but who's complaining?) The pool will soon be covered for the winter after it closes Sept. 18, but the sunning deck can still be available for use until October 31. The door will be locked, but if you are interested in using the sun deck, please contact me 410-212-9597. Thanks to all who came to use the pool this summer – it is so relaxing and a great spot to read or have your lunch.

See you next year! Tina Ligon

Continued on Page 3....

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Marina—Eric Pettersen & Skip Smith

The marina section of the Shearwater web site has been significantly updated. The home page now includes descriptions of LCE (Limited Common Element) slips and GCE (General Common Element) slips and the total numbers of each. Also included are three links to web sites for information that many folks here in Shearwater are frequently requesting. These are: 1) the current marine weather forecast for the bay at Annapolis; 2) the current actual weather conditions at Thomas Point Light, 3) the astronomical predictions of high and low tides for Annapolis; and 4) the forecasts of high and low tides adjusted for rain and wind driven effects. In addition, if you want to know who owns a particular slip or who is the current tenant of an association owned slip, check it out on the updated "marina directory". In addition, for owners of LCE slips who would like to make their slip available for rent to other Shearwater owners or residents, there is now a place to list these slips.

An on-site study of marina ladder locations was made by your Dock Masters and Marina Committee with the purpose of checking on the availability of suitable emergency ladder access in case one of us ends up in the water! (Think about children, grown-ups, "mature" people, a stumble, fall, just not looking, etc.) This review looked at this situation only from the view point of an emergency need. Eleven ladders were identified that can be appropriately classified as "emergency" ladder locations. To ensure visibility of these ladders, the top most sections are being painted a bright yellow for easy recognition and your use in an emergency situation. Also new aluminum ladders (ease of maintenance and cheaper than wood) will be installed in these designated locations where the existing wooden ladder has been deemed to be in need of repair/replacement.

Obviously, these emergency ladders should not be blocked by boats, dinghies, etc, or otherwise have access blocked for emergency use. Please notice and become familiar with special emergency ladder locations as they are designated in the near future in case you need them (heaven forbid!).

There are numerous other ladders on our docks for convenience in getting into or out of our boats, and all or most of these ladders were installed by the slip owners or slip users at different times in the past. These ladders are often blocked by the boat itself and therefore not available for an emergency exit from the water. None of these are deemed suitable for emergency ladders. Maintenance of these "convenience" ladders is the responsibility of the slip owner/user. If you wish to have a convenience ladder removed, please contact the Dock Masters.

Thank you and safe sailing!

Skip and Eric

Suggestion Box

Patti Connell suggests: "as you walk up and down the beautiful white oyster paths, bend over and pull out a weed or two; it would add to the beauty of your walk and make Shearwater all the more beautiful"

Important Reminders from your Board

- Everything you ever wanted to know regarding Shearwater Condos is on our website: www.shearwatercondos.com. Please take the time to look at the website frequently so that you stay informed as to what is happening in your community.
- *Shearwater Mark* is only available by email and on our website. We are saving the cost of printing, as well as the cost of postage to mail the newsletter to absent owners. Your editor is also happy that she is no longer making a run to Kinko's, then delivering them to your door!

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 meets the 4th Wednesday at a different member's home each month. If you are interested in joining the Club, please contact Shirl Nelson at eastport.rower@gmail.com to find out where the next meeting is being held. Here is the reading list, for the remainder of 2011:

September 28: *The Glass Castle* by Jannette Walls

October 26: *Man's Search for Meaning* by Viktor Frankl

November 16: *This is Where I leave You* by Jonathan Tropper

December 15: Planning Meeting for 2012

Resident News

Former Shearwater resident **Peter Gavian** passed away on July 16. He was 78 years old. He served on our Board of Directors and was instrumental in obtaining financing to renovate our marina.

Welcome New Neighbors

Leroy Carr in 12-A2, Jonathan Lewis in 7-B3, Casey Jean Burns and Alan P. Schmidt in 3-A2, and Rick Hopwood in 14-A3.

Feral Cats and Wild Animals

There is a beautiful, friendly orange cat that has been cared for by several people in "the circle" since last summer. Nobody seems to know if she is a stray or if she belongs to someone who leaves her out most of the day and night. She does not have a collar. Three different people, not knowing that others fed her, mentioned that they put food and water out for her. If this is your cat, please contact a Board member and let us know. Please keep your cat inside your home and do not depend on your neighbors to care for her. If no one responds to this notice, we will try to find an adopter before winter sets in.

That said, the Board would like to remind anyone who is feeding animals on the property that this is against the rules and causes multiple problems. Any food sitting outside can attract unwanted wild animals, including foxes, raccoons, possum, and feral cats. These animals are wild, can carry disease, and can cause property damage when they decide your attic or deck closet is a nice place to nest. Please **DO NOT FEED** any animals.

Classified Ads

For Sale—72 Quart Igloo marine cooler. Used one season, but too big for our boat. Nice cooler, sells new for \$70+. A bargain at \$30. Call Frances at 410-571-5297 or frances.higgins@comcast.net.

Kayak For Sale- Manta Ray 12 is the best performing sit-on-top kayak (great for tanning legs!) for a broad range of uses. This kayak is very stable and comfortable. The sleek V hull design that provides stability and smooth sailing make this the perfect choice for everything from creek or river paddling to skipping over waves at the coast. \$900 new/\$400 or best offer now. Call Shirl at 410-268-0901 or eastport.rower@gmail.com.

Classified ads placed by residents are free, so if you have something to sell, want to buy something your neighbor might have, or have an announcement, send your ad to your *Shearwater Mark* Editor, Frances Higgins, at frances.higgins@comcast.net

St. John's College Executive Seminar Program

Schedule of Readings, Executive Seminar Program, 2011-2012, Theme: HAPPINESS
September 2011 through June 2012

Seminars in Annapolis run from 8-9:30 on fourth Tuesday mornings, preceded by a cold breakfast from 7:30. An evening seminar is also available on the Wednesday before. All seminars doing the same readings in the same month.

Seminars at St. John's College are conversations inquiring into the meanings and wisdom to be found in the works at hand. The conversation begins with an opening question posed by a college faculty member, called tutor, not professor, as they don't profess, they inquire as a student along with their students (usually 15-18 per classroom). Although there is a theme, each seminar stands on its own, so missing one does not impede deriving meanings from the others.

The final seminar of the series is in the late afternoon and is followed by dinner with the College President at his home.

For more Information: Alice.Chambers@sjca.edu and say you were recommended by Chuck Trefrey.

New Annapolitans

If any new residents are interested in joining a new comer's club, please look into the New Annapolitans. It is a women's 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 Greater Annapolis community.

New Annapolitans holds a general meeting once a month. There are numerous special interest groups, such as book clubs, golf, sailing, gardening, walking, biking, music, etc. The only requirement is that you must join within two years of moving to Annapolis, but then you can remain a member for as long as you remain current with dues. If you want to know more, call or email Shearwater resident Pat Duvall, 410-295-6589 or PatCD0917@verizon.net, or visit <http://www.annapolitans.org/>.

2011 Cool Pool Party

A cool time was had by everyone who attended this year's kickoff to summer at our community pool on June 18. Many, many thanks to Tina and Scott Ligon who organized the event and made sure we had plenty of Adam's Ribs to go around. And also thanks to everyone who brought the delectable desserts to share. Here are some photos (sorry, your editor got distracted talking and didn't get photographs of everyone):



The early arrivals



The Food



Tina & Scott Ligon / Jim Behrens



Shirl Nelson / Ron Faulkner



Carleen & Eric Petterson



Jim Behrens & Linda Lawrence

The Myth of the Poop Fairy

Like the Loch Ness Monster or Bigfoot, the fabled poop fairy has been the stuff of legend. Flying undetected in parks, neighborhoods and schoolyards, she was said to follow close behind dogs and their owners — picking up what the dog left behind, before flying off to the next canine creation. A widespread belief that she existed seemed to reassure some that cleaning up after one's dog was sort of ... optional.

However, in response to a growing number of poop piles, and a growing number of resident complaints, your homeowner association would like to bring you this announcement:

The Facts About Dog Poop

- **Dog Poop Doesn't Biodegrade Like Wild Animal Poop**—Because we feed our dogs food that's very different from the food wild animals eat, dog waste does not biodegrade quickly like wild animal waste. And because of the number of dogs in our community, this hardy dog waste accumulates.
- **Dog Poop Contains Harmful Bacteria, Parasites**—Dog waste can contain harmful organisms like E. coli, giardia, salmonella, roundworms, hookworms, and cryptosporidium. These can be passed on to you or your pet, and may cause health problems.
- **Dog Waste Pollutes Groundwater, Water Bodies**—Bacteria in dog waste can harm water quality in creeks and rivers, and alter the ecosystems of these stream corridors. Humans who come in contact with creek water can also face health hazards.



Our By-Laws require residents to pick up after their dogs. However, we have some residents who are failing to pick up their pet's excreta in the General Common Element and we insist that you respect your neighbors and our environment. Since we are having a problem with some one or few who are leaving their pet's excreta on our common areas, the Board may soon be forced levy a fine to encourage sanitary behavior.

We have stocked the box by the dog walk area for your convenience.

Annapolis Calendar



First Sunday Arts Festival—First Sundays, through October—First block of West and Calvert Streets. Join the fun when crafts vendors, artists, musical acts, and street performers gather to celebrate the arts. New this year, open swing dance lessons and jitterbugging opportunities.

Haunted Ghost Tours—Join Historic Annapolis and Watermark Tours for a Haunted Ghost Tour through Annapolis, taking place every Friday and Saturday, September 2 through October 29. Special Halloween tours will also be held on Sunday, October 30 and Monday, October 31. This two-hour walking tour departs at 7:30 pm from the Museum Store located at 77 Main Street, Annapolis. Reservations are strongly encouraged and can be made through Watermark Tours at www.watermarkjourney.com or by calling 410-268-7601 x100 at least two hours prior to departure.

Annual Fall Festival on Maryland Ave and State Circle—Sep 18. The Annual Fall Festival on Maryland Ave and State Circle in the heart of historic Annapolis is an old-fashioned street festival with art, antiques, crafts, accessories, home decor, and children's activities. Bistro dining at Galway Bay and Harry Browne's. Live Music by the Sean Fleming Band, Up on Blocks, and the Bridgette Michael's Band from 12-5 pm .

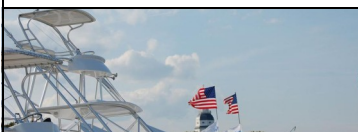
Bay Theatre "Wit" by Margaret Edson—Sep 30, Oct 1, 2, 6, 7, 8, 9, etc. Winner of the Pulitzer Prize for drama, Margaret Edson's "Wit" uses humor and verbal swordplay to present a woman coping with her life's greatest challenge. At once touch funny, "Wit" is among the finest plays of the decade. This will play until Nov. 6th.

What's Up? Chesapeake Beer Madness Kick-off—Sep 30. Estrada Design/Build Chesapeake Beer Madness Kick-off! Like March Madness, only hopper! Come experience and vote for the bracket of fine Chesapeake area beers while enjoying great local bands in beautiful downtown Annapolis. Great Local Bands playing: Swamp Candy, E. Joseph and the Phantom Heart and more!

United States Sail Boat Show 2011—Annapolis Sail Boat Show runs from Thursday, October 6th through Monday, October 10th. The Sail Boat Show features new racing and cruising sailboats from leading U.S. and foreign builders as well as the nation's largest multihull display. Daily Seminars by Cruising World and Chesapeake Bay Magazines; For details and more information visit: www.usboat.com



BOATSHOW BASH—Oct 08. This is the Eastport Yacht Club's outdoor dance party of the year! This is the 5th annual bash. Music fires up at 6pm with Matt McConville playing acoustical rock and roll on the "Acoustic Stage" and the Tiki Barbarians (a Maritime party band) performs on the "Waterside Stage". The Rovers (Irish Celtic rock) keep the party going on the "Waterside Stage."



United States Powerboat Show 2011—Oct 13, 2011 to Oct 16, 2011. Annapolis Powerboat Show includes a fleet of boats ranging from luxurious motoryachts and performance boats to offshore fishing machines, family cruisers, center consoles, and inflatables. For details and more information visit: www.usboat.com.

Annapolis by Candlelight—Nov. 4 & 5. Experience 21st-century living within four centuries of architecture. Follow the luminaries to some of the most beautiful private homes in Annapolis' Historic District for an exclusive tour during this annual showcase and celebration of the season. Sponsored by Historic Annapolis Foundation. For more info visit www.annapolis.org.

Maritime Republic of Eastport's Tug o' War—Nov. 5. Drawing on a decades-old rivalry, the annual charitable event features the longest tug-of-war in the world over a body of water, 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 one-thousand spectators. Downtown Eastport and Annapolis take on a festival-like atmosphere beginning at 11:00 a.m. Tugging begins promptly (more or less) at the Crack o' Noon. More info: www.themre.org.

State House by Candlelight—Dec. 2 & 3. 7-9:00 pm. Enjoy choral, band, and ensemble performances by the glow of the official State Christmas tree in the oldest State House in continuous legislative use in the nation. Individuals 16 and older must present photo identification. At the Maryland State House.

Eastport Yacht Club Parade of Lights—Dec. 10. 6-8:00 pm. Don't miss the annual magic that takes place on the waters of the Annapolis Harbor and Spa Creek. Boats suddenly appear out of the cold wintry night illuminated with thousands of colored lights and crewed by jolly revelers.



Celebrating the ANNAPOLIS LIFESTYLE

Fall 2011

Hello Shearwater Neighbors,

"Winter is an etching, spring a watercolor, summer an oil painting and autumn a mosaic of them all."

- Stanley Horowitz

Time to sit back and enjoy the glorious colors of fall. It's autumn! I hope the season is full of sunny and pleasant feelings for you!

It's A Great Time To Buy * Interest Rates Are Low!

Active Properties for Sale	Original List Price	Current List Price	Days On Market
8B3 Penthouse	\$539,900	\$450,000	165
15B1 - Entrance level	\$535,500	\$495,000	333
2B3 Penthouse	\$550,000	\$524,600	174
5A3 Loft Penthouse	\$545,000	\$545,000	279
8A3 Loft w/deeded 40' slip	\$575,000	\$550,000	134

Under Contract

1A Terrace

Sold	List Price	Days On Market	Sold Price
7B3 - Beautiful Penthouse	\$339,500	48	\$385,500
14B3 Penthouse w/deeded slip	\$429,900	45	\$395,000

Rented	List Price	Rented Price	Days On Market
12A2 - 1 Bedroom	\$1,725.00	\$1,700.00	16
14A3 - Loft Penthouse	\$2,300.00	\$2,100.00	34

Nine Ways to better stage your home for a quicker and more profitable sale. Call Connie for this valuable information if you are even thinking about selling now or in the future. Check out all waterfront homes for sale in your area on ConnieCadwell.com

Connie Cadwell

Unit 16A1

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!



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

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

Please contact the Editor to receive your newsletter by email. Printed copies are available only on request.

Did you know

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

[http://
shearwatercondos.com/](http://shearwatercondos.com/)

Editor's Note

Well, this past summer was one for the record books! I, for one, am glad it's over. Record heat in July, earthquake and hurricane in August, and flooding in September. I'm looking forward to a quiet and uneventful Fall; at least I'm keeping my fingers crossed for that.

There is a lot happening in your Community, so I encourage you to read this newsletter in it's entirety, as well as check our website from time to time. The management company will also be providing reminders regarding the painting of all the buildings and other maintenance issues regarding specific buildings that will be completed this Fall and before Winter sets in.

Remember to keep me busy by sending me your articles, notices, and comments for publication. This is your Newsletter and I want to publish what you want to read. Sending to me is easy...my email address is below.

Frances Higgins
Editor, *Shearwater Mark*

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

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