

Shearwater Mark



October-December 2008

GREETINGS FROM YOUR SHEARWATER BOARD PRESIDENT

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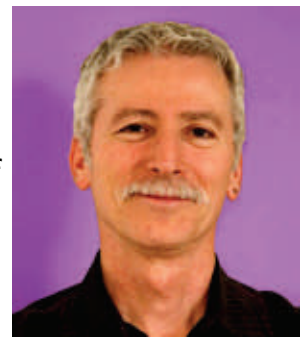
Greetings All -

With a great deal of financial uncertainty on Wall Street, it's appropriate to point out that fiscal prudence is the watchword in our own community. Now that the marina loan has been paid off well ahead of schedule, we can devote more attention to prudent maintenance and repair of our infrastructure. Shearwater has always been admired for its classic architectural style and attractive landscaping, so it's important that we maintain the property, not only for our own enjoyment, but to help our community appreciate in value.

In the coming weeks and months we will be initiating long awaited deck repairs and replacements; conducting gutter inspection, repair, and cleaning; power-washing the awnings and storage room stairwells; and cleaning many of the timber retaining walls. In total, the cost of these maintenance and repair items is close to \$134,000.

Speaking of maintenance, we have a strong team in place at Brodie Management to help us with the day-to-day care of the property. Property Manager Heather Gummel and Assistant Manager Leona Busija have capably handled both the emergency and the routine problems. 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 at www.shearwatercondos.com/brodie.html. The after-hours emergency number is 410-377-1605.

The implementation of a Building Captain program has also helped us identify maintenance and infrastructure issues. A captain is assigned to each building to point out issues that may range from damaged siding to a faulty gutter downspout. Unit owners in each building can pass information along to their building captain to help us stay on top of maintenance priorities. The captains also distribute information back to unit owners



Jay Harrison

(Continued on page 12)

Community Meeting News



September Meeting Highlights:

The Board met on September 15th, with several residents attending in addition to most of the Board and Committee members. The full minutes are posted on our Shearwater website. Following are highlights from the meeting and committee chair reports.

Next General Meeting

The next general meeting will be held November 17th at the clubhouse.

Architectural Committee Report

The purpose of the Shearwater Architectural Committee is described in detail in Article X of our By-Laws, and Article VII of the Rules and Regulations. You are encouraged to review both, which are posted on our website at www.shearwatercondos.com.

Basically the Committee is charged with ensuring uniformity and consistency of the exterior appearance of our buildings. Residents considering alterations that would impact the exterior appearance of their unit must submit a Request for Architectural Approval (the form is included in this Newsletter and posted on our website) describing the nature of the alteration. The committee will approve/disapprove the request based on the information in your request form and the standards set by the committee.



Phil

Some examples of approved past alterations include deck sunshades and window replacements. Roll-up deck blinds are permitted (no form required) but must be “tan, or natural wood” in color. There are three replacement window products that have been approved. They are Anderson Renewal windows in Terratone color, Marvin Integrity windows in Bronze color, Pella Impervia widows in Brown color. No gratings or tinting is permitted.

The Committee is available to help with architectural concerns you may have. The chairman is Phil Hatchard, and members include Rainette Bannon, Connie Cadwell, Fern Sargent, Gerri Smith, And Wendy Tsai. Phone numbers and emails can be found in the directory on our web site. ~ *Phil Hatchard*

Landscaping Report

*I think that I shall never see
A tree as lovely as a view...*

First, and with profuse apologies to poet Joyce Kilmer, I would like to explain the constraints Shearwater is under when it comes to removing, cutting, or pruning trees, a topic of considerable interest to several residents.

(Continued on page 5)

**SHEARWATER CONDOMINIUM ASSOCIATION
REQUEST FOR ARCHITECTURAL APPROVAL**

Homeowners Name: _____

Address: _____

Phone numbers: _____ (Day)

_____ (Evening)

Date of Submission: _____

Request: _____

Description: (Be sure to include specific details, measurements, color, shape, pictures, location, materials, style, etc. Submit drawings on a separate sheet of paper.) Note: Check Architectural Guidelines for specifications:

Date of Anticipated Commencement: _____

Date of Completion: _____

Copy of Permits Needed

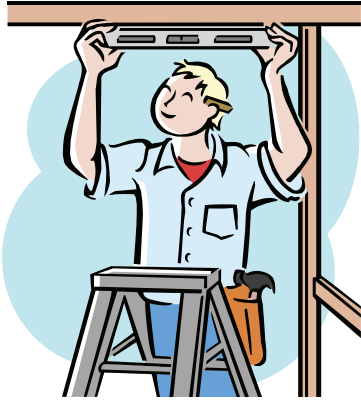
Additional Information: _____

I (we) understand and acknowledge that I (we) am (are) responsible for complying with all applicable building codes and ordinances, and for obtaining all necessary permits and inspections for the requested addition or modification and further, that I (we) are responsible for all maintenance, repair and upkeep of said addition or modification.

Signature of Owner

Signature of Co-Owner

Please submit one (1) copy of your request and drawings to Brodie Management, 134 Holiday Court, Suite 308 Annapolis, Maryland 21401 Notify Brodie Management (410-571-1400) when the work has been completed so that it may be verified with the request and followed up with an inspection. Be sure to provide as much information as possible so your request may be expedited without delay. **Reminder: Any and all improvements and/or changes must be approved by the Board of Directors, even if it is in accordance with the Bylaws and Guidelines.**



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In 1984, the Maryland General Assembly passed the Chesapeake Bay Protection Act (better known as the Critical Area law) in an effort to reverse the deterioration of the Bay's environment. The Act created the Critical Area (all real property within one thousand feet of tidal areas and wetlands) and, most important to Shearwater, the Critical Area Buffer, which extends 100 feet landward from the mean high water line of tidal waters or wetlands. With marginal exceptions not applying to Shearwater, cutting or clearing trees, as well as any development, is not permitted within the Critical Area Buffer.



Mark

The City of Annapolis has passed implementing legislation to manage its lands (public and private) within the Critical Area, including the Buffer. Of concern to some Shearwater residents are the guidelines for tree maintenance, which are: (1) mutilating, killing, or destroying a tree is not permitted, (2) "topping" a tree is not permitted, (3) trimming no more than 25 percent of branch density in any given year to maintain a tree is permitted, and (4) a permit is required for any work within the Critical Area Buffer.

Due to an unfortunate incident a number of years ago, City officials are especially cognizant of our desire to "trim" trees between our units and the water and have put Shearwater on formal notice of the legal consequences of over-zealous trimming.

Second, I would like to update owners regarding the landscape master plan I discussed at Board meetings last spring. The management company solicited four firms to provide proposals to provide these services (basically, an inventory of our existing vegetative stock, recommendations for maintenance or replacement based on age and/or condition, and an overall landscaping plan for the condominium), along with the design and cost estimate for an irrigation system that could be built in segments. The response was underwhelming; in fact, one local landscape firm demanded that we compensate them for providing a proposal! I am now in contact with a landscape architectural firm beyond those originally receiving our RFP; the firm is

(Continued on page 6)



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qualified to do the work and appears to be interested. My expectation is to receive a proposal two or three weeks following a site visit, which will occur the last week of September. ~ **Mark Moran**

Pool and Activities Report

The Shearwater pool had a wonderful season for 2008—the bad weather days were few and far between. Our new look with blue umbrellas and new tables was complemented by good attendance from a regular group of residents. We are all sorry to have the summer end, but look forward to next year! Some ideas have been expressed for possible poolside activities for next year such as water aerobic exercise, yoga and belly dancing exercise. If you have any suggestions, please send them in! See you next year! ~ **Tina Ligon**



Lifeguard Kostadin with Shearwater “Pool Babes” at pool yoga hosted by Susan Kramer.

From left: Daina Romualdi, Connie Cadwell, Mary Lou Brown, Lois McGovern, Elly Karl, and Gerri Kadonoff.

Marina Report

Thank you, Harry Connell, for replacing several tower lights since our last Board meeting. The remaining broken receptacle covers will be replaced as part of our winterization process.

Of the 7 slips available for lease, only 1 slip (A14) is available for lease which can handle a boat greater than 45’ LOA and/or 6’ draft.

There are no floating dock spaces available, with four residents on the waiting list for floating dock space: S.Ligon(3A), N.Duckworth(3B3) & Lopez-Aparicio (14A2), T.Baringer(13A2). There is one dinghy space available, on the lowest level of the dinghy rack, for \$60 per year. There are no kayak spaces available at this time with two residents on the waiting list. ALL vacant slips are already reserved for Oct 9, 10 & 11.



Please note that we will winterize the marina water supply a bit earlier this year to avoid the leaks that delayed the spring water turn-on. The current plan is to winterize the marina water supply the week of Nov 1-7. ~ **Scott Ligon**

Frequently Asked Questions

Here's this quarter's Q&As:

Where can I get a copy of our condo By-Laws and Rules and Regulations?

Both documents, now in searchable Microsoft Office Word format, are posted along with other condo-related documents and forms on our Shearwater website at www.shearwatercondos.com.

What can we do about fogged windows?

You can replace the pane or replace the entire window. There are some companies that claim they can “repair” fogged windows but such repairs tend not to last. It is widely accepted that replacement is required. Section VIII of our bylaws addresses this problem by stating that “nothing visible through a window of any unit shall detract from the overall appearance of the exterior of the building” and that “All owners of condominiums must clean and maintain the interior and exterior surfaces of all windows and doors within their units.”

Streaked and “fogged” windows definitely detract from the appearance of our property. Insulated windows are insulated because they have a sealed void between the two panes of glass. Some manufacturers use a vacuum but most simply fill the void with an inert gas like argon or nitrogen.

The unsightly fogging occurs when the seals fail between the glass plates, letting in air, which will permanently fog up when the temperature changes and hits a dew point. If this is your situation, then you need to replace the window pane if not the entire window. Replacing panes with broken seals can cost almost, if not as much, as replacing the whole window... so, call up some specialists to get estimates.

St. John's College Seminar—Truth, Rhetoric and Influence

Chuck Trefrey reminds us that the Business Friends of St. John's College is sponsoring a seminar on the subject of Truth, Rhetoric and Influence at the College on Wednesday morning, November 12 and Wednesday evening November 19. Coming on the heels of the Presidential election, discussion of the Arendt's “Truth and Politics,” should be thoughtful, provocative, and lively. The seminar includes discussion with community leaders and elected officials as well as fellow participants. The cost of the seminar is \$195 and includes refreshments. See www.stjohnscollege.edu (under events) for more information and to register, or call Alice Chambers at 410.295.5544.



Building Captain Update



Bringing you up to date on the status of our Building Captain designations, we now have all but one building covered. Building Captains did a fine job of keeping our lawns watered and identifying some much needed building maintenance such as building siding deterioration and awning mold. We're still looking for a captain for Building 6, so please step forward if that could be YOU! Essentially, the Building Captains will make sure their building lawn is watered; distribute notices and

newsletters for their building; 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 Jay Harrison

Bldg 6 **VACANT**

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

Switch to Digital TV



Due to the nation's changeover to digital broadcasting, after Feb 17, 2009, a TV with an analog broadcast tuner will require a converter box to receive broadcast channels **over-the-air**. As a Comcast cable customer in Shearwater, this switch will not affect you unless you have a TV that is not connected to cable.

Many of you have noted that Comcast no longer broadcasts certain Washington channels on the basic cable package. Comcast has advised us that those stations have gone digital now, rather than wait until Feb 2009. As a result, Comcast has removed them from our basic analog service and added them to their digital cable option. Anyone who wants those channels now will have to sign up for digital cable.



Parking Etiquette

Parking is increasingly becoming a problem for Shearwater residents. Better enforcement of the rules should help, but there are additional ways we can show consideration for each other as neighbors. For example, while there is no rule prohibiting parking a second automobile near our own building entrance, as a courtesy to our neighbors who would like to park one car near the entrance, we might instead park a second car in a less crowded area if a spot can be found.

The basic rules, by the way, are as follows. The full story on parking restrictions can be found in our By-Laws and Rules & Regulations posted on our website.

1. Only 2 cars per unit may be registered with property management and stickers must be displayed on rear bumper or window (if you are a renter, the owner must provide property manager with copy of lease in order to secure stickers).
2. Commercial vehicles or vehicles that extend beyond the length of the 17-foot parking space divider lines when parked front end in are forbidden from parking on Shearwater property.
3. Parking is head-in only.
4. Guests must park in guest slots only.
5. Violators will be towed after a warning.



A lovely autumn view across Spa Creek from our Shearwater vantage point.

Shearwater Meet-ups

We'll have to pass on a "boat float" for this year. This and other activities such as the pool activities that Tina suggests in her Pool Activities report on page 6, could be great fun for everyone, but we need volunteers to step forward to help with planning and organizing. What better way to enjoy the amenities of Annapolis and our lovely Shearwater community than to become active right here at home? Let one of your Shearwater Board members know if you would like to organize an activity.

Activity Planning

Speaking of Shearwater activities, are any of you interested in meeting up with like-minded Shearwater neighbors for any of the following activities?

- Book club?
- Kayaking club?
- Bike riding club?
- Dinner club?
- Investing club?

If so, let me know and I'll see what I can do to help get a group started (Shirl Nelson, eastport.rower@gmail.com or 410.268.0901). Autumn is a great time of year to start an activity. There's no time like the present to get involved!

Rack Room

Monterey 3.0



The bicycle racks in the Racquet Ball Court building are full, as are the kayak racks over near Building I. If you no longer use your bicycle or kayak, please be considerate and remove it to make room for others who wish to store their equipment.



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Hail and Farewell!

Hail to Elly Karl, Bldg 11-A1. Elly joins us from Charleston, SC. Elly is a retired teacher and grandmother of six. Her varied interests include walking, swimming, reading, theater, and museums.

Farewell to Gabe and Roan Hausmann from 15A1 to a lovely new condo in Baton Rouge, LA.

Farewell—temporarily—to Bill and Mary Gibb of 7A2 who have returned to Bethesda for the winter. We look forward to seeing them again next June.

Shearwater Community

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shearwater.mark@gmail.com

Did you know?

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

(Continued from page 1)

when necessary and that includes getting a copy of the Shearwater Mark to each unit. While the Building Captain program helps us identify maintenance issues, it's no substitute for owner involvement in the community. We encourage you to take a more active role, volunteer to work on one of our committees, and come to association meetings.

The Shearwater website (www.shearwatercondos.com) has also undergone some maintenance. We have replaced the old, hard-to-read scanned Declarations, By-Laws and Rules with downloadable Word documents. Many thanks to Shirl Nelson for retyping these documents, and to Jim and Linda Behrens for proof reading them.

Also, don't forget to subscribe to the email alert service, which we use sparingly to alert you to issues of community-wide importance.

Finally, special thanks go out to Pool Committee Chair Tina Ligon, for the way the pool was managed this season. New tables and umbrellas improved the appearance and Tina's coordination with Anchor Aquatics insured that things ran smoothly. Tina is already making preparations for next season to be even better.

Thanks for your continued support.

~ Jay Harrison, President

SHEARWATER BOARD

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Your Newsletter Publisher

The Shearwater Mark is produced for you by Shirl 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:

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