



Shearwater Mark

Fall Issue, 2016

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Hi Folks...

Judging from the temperatures outside and the dense fog this morning, I think Annapolis is finally edging into Winter. **David Densmore**, our Shearwater Dockmaster, has installed the de-icers and the marina is winterized; **Tina Ligon** has seen to it that the pool is closed; and the irrigation system is turned off.



Lynn Maichle

At the final 2016 Condo Association meeting on Tuesday, November 29th, I gave a quick update on the status of the Transformation Projects in our community. For those of you who could not attend, we've made the following progress—out of the total of 30 projects:

- 7 projects are completed (including our beautiful new mailboxes & parking area)
- 16 projects are in progress (see some updates below)
- A total of 77% are either completed or in progress

That's amazing progress in less than a year, **thanks to all the dedicated volunteers who made this possible!**

Quick updates:

- **Shearwater Lighting Project:** the Lighting Committee, chaired by **Sharon Hobson**, has created a scope of work and a Request for Proposals to review all building, parking and landscape lighting throughout the community. They also researched lighting designers and conducted several reference interviews so the RFP could be sent out for bid. The selected company is developing an analysis of light placement, fixtures, brightness, etc., and will forward it to the Committee. They'll review the report, get community input, and forward their recommendations to the Board.
- **Onsite Person Feasibility Committee:** John Schaake gave an update on the progress made by the committee investigating the feasibility of having a dedicated person onsite to handle maintenance, provide quality control for contractor work, and help coordinate onsite project efforts. The cost will be partially offset by savings in several areas of the expense budget. The Committee will continue to work with MMG to refine the scope,

(Continued on Page 2)

responsibilities and requirements of the position, investigate possible resources to find someone qualified to meet those requirements, review potential costs and cost offsets, and present a recommendation to the Board for a vote to authorize the funds required.

- **Grounds Contract:** the Landscaping Committee did a walkthrough of the entire community in July, listing 110+ items needing attention (e.g. trimming, pruning, weeding, removal of dead bushes and ivy, etc.). This list was forwarded by MMG to the grounds maintenance contractor so the items could be addressed. When the committee did a second walkthrough at the end of October, fewer than 1% of the items had been addressed. Highlands indicated they would do this work during their November cleanup. MMG is awaiting the update from Highlands that the work is done, and then will review.
- **Gutter Cleaning:** MMG is getting bids from 3 companies for cleaning all gutters in the next few weeks, including minor repairs of gutters and drain pipes.
- **Snow Removal:** the contract for this winter is being negotiated and will be similar to last year's contract, with the addition of orange stakes to mark curbs and grass which will hopefully reduce damage to grassy areas and our new parking stops.
- **Siding Repairs:** North Arundel Contracting has been selected to do siding repairs identified during inspections throughout the community, along with issues identified via work orders. Work will begin in the next few weeks.
- **Unit Door Painting:** per the Duty to Maintain amendment to the Shearwater By-Laws, painting the front door is a unit owner responsibility. Many owners have done this already (the paint specifications are in the [Architectural Guidelines document](#) on the Shearwater website). MMG is obtaining bids from contractors for those owners who would prefer to take advantage of a bulk rate.

The Board has set up the schedule for 2017 meetings: they will occur in January, March, April (Annual Meeting), May, July, September and November. The link to the schedule is posted on the [home page of the Shearwater website](#), and will be posted on the notice boards in early January.

Wishing you all a festive holiday season, and Happy and Healthy New Year!

Lynn



Committee Reports

TREASURER'S REPORT

- Overall Operating Income is running slightly below target (2.2%); Unit Assessment revenue is on target. Guest Revenue is 45% above target thanks to the efforts of our Dockmaster, David Densmore, which helps compensate for lower overall Marina revenue (which will catch up when invoices are billed in February 2017).
- There is a \$27,126 expense overage year-to-date; \$18,500 of this is due to the up-front, one-time billing of Flood Insurance and the front-loading of payments for Grounds and Pool contracts, so these will even out over the year.
- The biggest item in General Maintenance expenses (\$14,943) was due to several roof and ceiling leak repairs. The Association has begun regular building condensate line cleanouts, and will soon conduct the first main drain line (from kitchen sinks) cleanout to minimize leaks due to clogs in building pipes. Residents are asked again to ensure that their HVAC service contractor snakes out their unit condensate lines all the way to the building lines (not just to the floor).
- We still need someone to join the Board as Treasurer.

MARINA REPORT—David Densmore

- **Marina Winterization:** As of November 22, the marina has been winterized - the water has been shut off, and the de-icers deployed. Although we have placed extra de-icing units in an effort to reduce ice buildup, boat owners leaving their vessels in the water over the winter should be aware that in very cold weather we cannot prevent freezing in water depths much less than three feet, or where vessels limit circulation. Also, please note that we do not routinely clear snow and ice from docks and boardwalks, so be careful if you need to access your vessel (or walk your dog)! As always, the marina will be re-commissioned in April. Please contact David Densmore (410.268.1539 or curlew149@gmail.com) if you have any questions or concerns.
- **Marina Power-washing:** This is an early heads-up that we will be power-washing and sealing marina decking again in April, so those with boats in the water at that time, or who are planning to move boats back into the marina for the season, should expect some disruption of their routine. If possible, we recommend waiting a little longer to bring boats back for the summer. We will let you know the actual dates as soon as they are arranged. Again, please contact David Densmore (410.268.1539 or curlew149@gmail.com) if you have any questions or concerns.



POOL REPORT—Tina Ligon

- The pool building is now winterized and closed for the winter. It remained open until the first week of November this year to keep the bathrooms and showers available to contractors, maintenance crews, and boat guests at the Shearwater Marina. This also benefited the residents with boats on the floating dinghy dock below the pool, as their main water source for boat cleaning comes from the water at the pool building.

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- The last two repair items for 2016 are complete: 1) the refinishing of the old entry door frame, and 2) the reinforcement of the support beams under the pool deck overhang.
- As always, we closed the 2016 pool season with our annual Pooch Plunge!
- The 2017 pool season will be May 27-September 10.
- A new resident will assist with the Pool Committee next year: Susan Urbanc in unit 14A1. Thank you, Susan!
- Thanks to all who supported and used the pool facility this year, and to all who attended our social events! See you next year!



Volunteers

Once again, it is the people who have volunteered to help out in our community who have made possible the accomplishments of the past few months. And the fact that many of you are helping with these efforts in addition to working full-time, contributing in a number of other volunteer areas, and/or enjoying activities here in Annapolis makes your participation even more appreciated!

There are a couple of areas in which we still need volunteers to help out:

Signage Project: One of the Transformation Projects was to have uniform and appropriate signs throughout the community; we have an initial listing, but help is needed from a small group of volunteers to move this along.

Racquetball Building Rehab: This building has not been adequately maintained over the past years and is not an attractive amenity for our community. This has been noted by prospective buyers and does impact the value of our properties. Some of the comments from the Transformation Evaluation participants (both residents and outside realtors) were:

- “gives a very poor impression of lack of maintenance”
- “looks almost abandoned”
- “under-utilized” and “unsightly”
- “a glaring deficiency”
- “puts off a prospective buyer and ends up costing more money to correct as the deterioration continues”
- “needs a major overhaul in order to convert this into a well-maintained, useful facility”

Although certain repairs will be need to be scheduled in order to keep the building in acceptable condition, any re-purposing or refurbishment of this building will require community involvement to ensure it provides amenities that will be used by our residents.



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Architecture Committee: We need at least two volunteers to join the Architectural Committee. There is a fairly small number of Architectural Change Requests received every year, but it is too much for one person. If you're interested, you can read more about what the committee does in the [Charter](#) on the [Board and Committees page](#) of the Shearwater website, and contact Linda Bolling, lindabolling@yahoo.com, 410.507.2300 with any questions.



Treasurer: We have an open position on the Board for a Treasurer. Larry Birch put together an excellent tutorial on how to take the numbers from the financial report that MMG creates each month, and MMG provides support as well, so the level of effort is manageable. If you are good with numbers, you could make a real contribution here!

PARKING AT SHEARWATER

With the arrival of the holiday season and the many Boat Parade and holiday parties, the Board is asking for everyone's cooperation with parking in order to respect your fellow residents. **For this and other events, please tell your visitors to park ONLY in spaces marked "GUEST."** And if they're staying overnight, please make sure you give them a guest tag to hang on their rear view mirror.

As usual on the night of the Boat Parade, the Mitchell Street gate will be open to facilitate off-Shearwater parking. If GUEST spaces are full, please ask your visitors to park on Mitchell Street or Boucher Avenue.

Thank you!

TRASH

- **BOXES:** always break them down and put them either in the recycle dumpster or rolling totes. **DO NOT** put full boxes into any dumpster—or *anything* into a dumpster that is already full.
- **CONSTRUCTION MATERIALS (INCLUDING BOXES):** tell your contractors that they may **NOT** put any construction materials or boxes in our dumpsters; they must take all this material offsite. There have been pieces of sheetrock, boxes for screen doors, etc. left in our dumpsters—this makes it difficult for all residents to dispose of their regular trash.
- **FURNITURE:** furniture items may **NOT** be put into any dumpster **OR** be left by the dumpsters. Have your contractor or moving company take them away, take them to the dump yourself, contact the City of Annapolis <http://www.annapolis.gov/government/city-departments/public-works/residential-services/bulk-pickup---make-a-request>, or call a charity organization to pick up those items.
- **LEAVING ITEMS ON THE GROUND:** do not leave any items on the ground next to the dumpsters. If the dumpsters and totes in one area are full, check the other. You can also wait and bring your trash and recycling out on Tuesday afternoon or Wednesday morning, after pickup.



Shearwater Book Club

Looking for a social group that enjoys reading and discussing books? Then join the Shearwater Book Club! Books on our reading list for 2016 included: *Me Before You*, *Nightingale*, *The Marriage of Opposites*, *What Alice Forgot*, *Submission*, *Goldfinch*, *The Good Girl*, *The Giver*, and *Citizens of London*, so we find something for everyone. Our next meeting is Thursday, December 15th—we will choose our reading list for 2017 and would love to have your input!



We take turns hosting at our homes, usually meeting the last Thursday of the month at 6:30pm. We enjoy food, wine and friends, eventually get around to discussing the book, and we always have a good time! Contact Shirl Gauthier (443.510.1776, eastport.rower@gmail.com) if you are interested in joining.

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) or Charlotte Featherstone (410.280.5173). View our website at www.annapolitans.org.



Celebrating the ANNAPOLIS LIFESTYLE

Late November, 2016

"Every leaf speaks bliss to me, fluttering from the autumn tree."

~Emily Bronte

Here's What is Going On In Shearwater

<u>Active Properties for Sale/Rent</u>	<u>List Price</u>		<u>Days on Market</u>
12-A 2 BDRM Terrace w/2 deeded slips	\$635,000		15
14-B3 Remodeled Penthouse - deeded slip	\$575,000		196
6-A2 1 BDRM, deeded slip	\$424,000		56
11-A2 1 BDRM, 2nd floor	\$367,500		172
<u>Under Contract</u>	<u>List Price</u>		<u>Days On Market</u>
7-B3 Renovated, 2 bedroom	\$424,900		86
<u>Sold</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Days on Market</u>
16-A \$760,000. 60' slip sold separately for \$50,000	\$760,000	\$810,000	155
3-A2 3 BDRM	\$625,000	\$570,375	92
4-B3 Totally renovated - 2 bedroom + deeded slip	\$595,000	\$560,000	104
15-B2 2 BDRM, totally renovated	\$549,900	\$530,000	356
14-B1 2 BDRM deeded slip	\$524,900	\$475,000	50
5-B1 1st Floor - 2 bedroom	\$499,000	\$467,000	43
16-B2 2BDRM	\$475,000	\$475,000	6
8-B3 2 BDRM	\$450,000	\$440,000	31
8-A3 Penthouse, deeded slip	\$450,000	\$395,000	119
5-A3 Stunning Loft	\$430,000	\$429,750	181
6-A1 1 BDRM, redone, 1st floor	\$410,000	\$395,500	17
11-A1 1BDRM, 1st floor + deeded slip	\$400,000	\$385,000	9



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Chesapeake Bay News



Spa Creek
CONSERVANCY

The [Spa Creek Conservancy](#) (SCC) needs **Oyster Cage Cleaning Volunteers** from 3:00-5:00 PM on:

- **December 19th**
- **January 16th**
- **February 20th**
- **March 20th**

Wear boots, long sleeve shirts and long pants, and bring gloves.

Meet at Capital SUP, 808 Boucher Ave, Annapolis. Contact

Kevin Haigis at khaigis@gmail.com or 443.454.3537 for more information.



The Point Condominium is working on a petition to the City Council asking them to hold off a decision on the change to the harbor lines requested by the developer for the SAYC marina at the end of Boucher. Their goal is to have the developer reconsider their plan. The key points:

- About 12 years ago Petrini, the owner of the boatyard at the end of Boucher, put their pilings further out into Spa Creek than the harbor lines indicated; these pilings have since been 'grandfathered' in
- The current developer of that property wants to have those pilings 'legalized' by the City Council
- He also wants to put in a "T" dock that would allow boats to pull up at the end of the dock, perpendicular to the bulkhead, so they would extend even further over the harbor lines into Spa Creek
- If there is sufficient objection, the developer might agree to redesign the intended marina, so that boats at the end of the dock would not extend over the harbor lines

Peter Bittner is a member of The Point's Board of Directors, and he is getting signatures on this petition from boat owners at The Point and elsewhere in Eastport. If anyone would like to participate or assist in this effort, feel free to contact Peter at peter.bittner@hotmail.com.

For more information on the SAYC plans and responses to them, see page 12 of the [Summer 2016 issue of the Shearwater Mark](#).

Annapolis Calendar



There's always lots happening in Annapolis but sometimes it's hard to find! Check out [Annapolis Eventfeed](#), a one-stop calendar feed for more than 25 local venues.

The [Eastport Civic Association website](#) also provides news and information. The next **ECA meeting will be held on Thursday, January 19th, 7:00 PM, Eastport Elementary School.**

Town Hall Meeting, Thursday, December 8th, 7:00 PM, Eastport Fire Station: Ross Arnett will hold an open discussion of issues affecting Eastport and all of Annapolis, crime, and other projects including Watergate Village and the Eastport Shopping Center (for more information on the Eastport Shopping Center go to etrakit.annapolis.gov, click on "Search," click on "Search by Project #," enter project number PD2016-002).

[Visit the EYC website](#) for information on the **Eastport Yacht Club's 34th Annual Lights Parade, Saturday, December 10th, 6:00 PM**, and see page 10 of this newsletter for a special invitation for Shearwater residents and guests to vote for the **"UP THE CREEK" Award!** There is also a flyer on your building notice board.



Annapolis Santa Run, Sunday, December 11th, 6:45 PM:

The goal of the Santa Run is to gather gifts for needy children.

Schedule: Run 1 is scheduled to be at Chester Avenue and 2nd Street at about 6:45 PM. Ages 3-13 are included, and donors need to keep in mind that this is a wide age group and they always seem to run short on gifts for the older kids. (Video games are not a good idea since they have no way of knowing what type of system the children have or even if they have one.)

Donating Toys: For people who wish to donate toys they are looking for new, unwrapped gifts. Crafts, art supplies, sports equipment, blocks, puzzles, trucks, dolls, Legos, games, and books are great suggestions. Please include batteries if needed with the gift. **Volunteering:** Annapolis Run organizers are still looking for volunteers with vans, SUVs and pickups to accompany them on the routes to serve as chase vehicles to help carry the toys to the North Pole. If you would like to help please email John Muhitch at muhitch300@yahoo.com.

Visit <http://visitannapolis.org/> for more activities in Annapolis!

Ram's Head On Stage - 33 West Street, Annapolis, 410.268.4545, <http://www.ramsheadonstage.com/>

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.

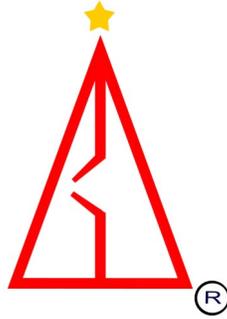
Compass Rose Studio Theater - 49 Spa Road, Annapolis, 410.980.6662, www.compasrosetheater.org

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://childrenstheatrefannapolis.org>



**EASTPORT YACHT CLUB'S
34th ANNUAL LIGHTS PARADE
DECEMBER 10, 2016 – 6:00 to 8:00 PM**

In keeping with what is becoming a long tradition, Shearwater Condominiums will present the appropriately entitled

“UP THE CREEK” AWARD

to the boat we like the best at this year's EYC Lights Parade. This award has been given for the last several years to encourage boats to cruise all the way “up the creek” for our viewing enjoyment. Check your mailbox area for programs, which will be distributed shortly before the big event.

Shearwater's winner is chosen each year by YOUR votes, and every resident and guest may vote. **Your votes are needed no later than 8:15 PM, immediately following the parade**, and the winner will be announced at the 9:00 PM EYC awards ceremony! So, as you gather at your respective homes, down on the docks, or wherever, simply decide who you think has the best-looking boat, and **send your selection to Pam Mantica at pmantica@sbcglobal.net, or call 314.614.1047.**

Your vote is a good way to have fun and show your support for the event, so don't be bashful!

Thanks, and enjoy!

David Densmore, Shearwater Dockmaster



**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.

To receive your newsletter by email, make sure your email address in the Shearwater Directory on the [Owners](#) page is up-to-date. Printed copies are not available, but you can find back issues on the [Shearwater News](#) page.

Did you know... There is a residents' directory on the [Owners](#) page of our website? Check it out and be sure to email descon@designconcept.com with any corrections or additions.

www.shearwatercondos.com

Shearwater Board Officers:

President, Lynn Maichle, lmaichle@gmail.com - 443.949.9890

Vice President, Linda Bolling, lindabolling@yahoo.com - 410.507.2300

Treasurer *This could be you - contact Lynn Maichle to volunteer!*

Secretary, Eric Petterson, eric.petterson@comcast.net - 410.533.1469

Directors:

Maryan Cummins, maryan_cummins@yahoo.com - 443.994.4499

Phil Meredith, pplm66@aol.com - 410.626.9765

John Schaake, jcschaake@comcast.net - 410.320.4838

Committee Chairs:

Architecture, Linda Bolling, lindabolling@yahoo.com - 410.507.2300

Landscaping *This could be you - contact Maryan Cummins to volunteer!*

Marina, David Densmore, curlw149@gmail.com - 410.268.1539

Pool, Tina Ligon, ligontina@gmail.com - 410.212.9597

Editor's Note

All residents are welcome to submit articles or photos for publication to the **Shearwater Mark**. We also publish classified ads for Owners and Residents at no charge.

The **Shearwater Mark** is written for Shearwater Owners and Residents by members of our Board and our community to provide information and news we need. For more detailed and historical information, reports, pictures, etc., visit our website, www.shearwatercondos.com.



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*"Do unto those downstream
as you would have those upstream
do unto you."* —Wendell Berry

