



FAIRWINDS UPDATE

FAIRWINDS OF ANNAPOLIS CONDOMINIUM ASSOCIATION

212 Victor Parkway, Annapolis, MD 21403

fairwindscondo@verizon.net

www.fairwindscondos.org (410) 267-0566

December 2011

Current News

Our Association has worked hard this year to make sure the condominium fees remain the same. Our efforts have been to focus on enhancing the reserves. The roof loan was paid off in April and the interest and loan repayments added to the reserves. In October, an additional \$100,000 was added to the reserves bringing the total to \$905,000 (unaudited number).

Contracts have been executed for the 2012 year. Tidewater Management was chosen as our new management company effective November 1, 2011. In addition other contracts were awarded.

Allied Waste - Trash and Recycling - \$39,700

Anchor Aquatics - \$32,000.

Lasting Impressions Landscaping - \$36,944. and Snow removal (estimated at \$50,000)

T.E.G. Cleaning Service (start 1/1/2012) - \$40,200.

State Farm Insurance - \$48,950.

A revised Parking Resolution (Board Policy Resolution No 9-7) was put into effect this fall. **Please make sure you have your parking stickers** as enforcement will begin after the first of the year. Many hours were spent getting the policy in line with the best interests of the whole community, the community bylaws, Maryland Condominium Act and Federal local laws.

The **Pet Policy** has been updated to come in to compliance with the bylaws. Please make sure your pet is registered with Anne Arundel County and the office. These forms are online at Fairwindscondos.org.

The Association has been working on some renovations projects. Railings & HVAC doors have been painted and some HVAC doors have been replaced. Next year planned projects will be the interior stairs of buildings.

Discussion has started on the best use of the old tennis courts. If you have any ideas please email the Association. Suggestions for a community garden, bicycle/kayak storage, putting green and miniature golf have been expressed.

To avoid Winter problems, hoses were removed from the common areas and are being stored. Just a reminder: Bylaws Section 13.(n) Nothing shall be stored or placed upon any balcony or patio or rear yard or upon any other portion of the common elements of the Property, except with the consent of the Board of Directors.

Please help maintain the Fairwinds property by submitting in writing things that need attention. Email Fairwindscondo@verizon.net or drop a note in the office mail slot.

Forms have been sent for nominations to the Fairwinds Board for 2012. Please complete this form if interested in becoming a Board member and working to enhance your community.

The Fairwinds Website address is below. The site contains good information about the community. You will also find governing documents there.

<http://www.fairwindscondos.org>

Election for the Board of Directors is coming up.

Please Vote!

Board and Management

- Michele Cross
President
- David Iams
Vice President
- Lloyd Wheeler
Treasurer
- Laura Atkinson
Secretary
- Ken Hatch
Director
- Fred Pollock
Director
- Steve Stark
Director



Tidewater Property Management, Inc
3706 Crondall Lane, Suite 105
Owings Mills, Maryland 21117
Phone: 443-548-0191
Toll Free: 877-836-9816

Regional Property Manager:
Matt Merkel
Fairwindscondo@verizon.net
Phone: 443-548-0191

Site Manager: Stay Tuned
Maintenance: Weldon Poole



Community News

Notes from the Board President

Happy Holidays to all!

The Board would like to welcome Tidewater Property Management. We feel confident in the decision and look forward to working with Tidewater's, Matt Merckel, Property Manager.

The Board made some very efficient changes this year and saved over \$70,000! We know you will all find these changes positive in working together for the good of our community.

Our Annual Board Meeting will be held at the Mariners Point Club house on **Monday, January 23, 2012**. Please plan to come and meet your neighbors!

Have a safe and happy holiday season,
Michele Cross
emcross@yahoo.com

Just a few reminders (all this information can be found on the Fairwinds website)

Have you:

- Picked up your parking decals
- Registered your animal (one pet per unit)
- Filled out your owner information form
- Have a lease and supplemental form on file if your unit is rented
- Submitted forms for any work in unit PRIOR to work being started
- Read your bylaws and resolutions



Our Environment

The new Waste Management Contract calls for two recycling bins in the community. These are located at:

- Victor Parkway at the Fairwinds Office
- Middle Silverwood Circle near Edgewood Rd.

We participate in single stream recycling where all recyclable materials can be placed in the same bin. See

http://www.annapolis.gov/Government/Departments/Public/PDF/recycling_list.pdf

For a complete list of recycled items.

Help Fairwinds
citizen green



become a good
community!

Meeting Schedule

Fairwinds Monthly Board Meetings and Committee Meetings will take place at the Fairwinds community office (212 Victor Parkway) on the following days unless otherwise announced:

- Board Meetings 7:00 pm
December 19, 2011
- Covenants Exploratory Committee- Please contact Fred Pollock if interested in serving at papamoj@comcast.net
- Communications - Please contact Joannlovell@yahoo.com to assist with the newsletter, etc.

Annual Meeting— Monday January 23, 2012

Mariners Point Club House 7 PM

Please Plan to attend

Community Calendar

Coming Up

The Quiet Waters Park ice skating rink is open. The schedule is Saturday/Sunday 9 AM to 9 PM; Monday through Friday 10 AM to 9 PM except for Tuesday when the park is closed. Get your new annual pass at the Quiet Waters office for \$40 per year. The Senior Lifetime Pass is \$40.

Annapolis Events:

State House by Candlelight

Friday and Saturday, December 2-3
7:00 p.m. - 9:00 p.m.

Maryland State House, State Circle, Annapolis

Midnight Madness Holiday Shopping

Thursdays, December 8 and 15
6:00 p.m. - Midnight

Downtown Annapolis

Eastport Yacht Club Lights Parade

Saturday, December 10
6:00-8:00 p.m.

Annapolis Harbor and Spa Creek

See additional listings at

<http://www.visitannapolis.org/media/calendar-of-events/index.aspx>

Do you Know?

Emergency contacts and a working key need to be on file at the office for emergencies. Situations such as last year's floods where management had to enter units where the owner was away are examples of the need for this. Without the ability to access the unit, the owner would have come home to a moldy mess after the rains.

The large street lights are BG&E maintained. You can report problems with these lights by going directly to the BG&E website. Be sure to have the pole number(s) to report on the site:

<http://www.bge.com/customerservice/servicerequests/outdoorlighting/Pages/Lighting-Outage.aspx?s=1>

With water rates doubling and affecting our condominium fees, replacing a toilet flushed an average of 5 times per day with a low flow toilet can save approximately 27 gallons of water per day. Water usage also determines sewer costs and those costs are also increasing.

Featured Fairwinds Family

Meet **Amelia Finan**. Amelia is an early resident of Fairwinds having been told by a colleague at Anne Arundel Community College the apartments the colleague lived in were about to go condo. As Amelia tells it: "Prospective buyers, many of us, lined up in front of a building on Silverwood with a \$500 deposit one morning in the Spring of 1978. Prospective owners stepped up to a desk and told them what each wanted. The experience was totally new to me and I, not knowing what to say, blurted out "two bedrooms, two baths". Although a sample unit had been on view, I did not know what mine would look like until I walked through the front door. I was younger than many buyers so I was assigned to a third level unit quite far from the parking lot. In October of 1978, we had a mass closing at the old Bay Ridge Inn. We sat at tables of eight or ten and signed the papers as directed." There are many Fairwinds residents still here that experienced that moment of panic and joy where we became homeowners. "When I moved in, I was so thrilled to have an in-unit washer and dryer that I dropped one garment in the washer and hit start! What a thrill and no quarters needed."



"I would tell [prospective buyers] it is still the best buy in town but one must understand condo living. The units are huge and very soundproof. A great advantage is proximity to grocery store, library, hardware store and now a new CVS. How nice to be able to bike or walk to stores and restaurants. In addition, the buildings are small enough for residents to know each other. Of course, like me, the facility has gotten older and needs updating. Mortar is chipping, drains are clogging and the interiors need some fresh new colors. Some areas of Fairwinds look better than others. But all in all, the expanse of grounds...a leftover from the 70s, is a gift many of the newer properties cannot offer. It is wonderful to have grass and trees.....space."

Amelia moved here from Philadelphia in 1970, ready for a change in scenery. She worked part time as a chemistry professor at the community college the first year and then was taken on full time. Watergate Village was her home for a few years until she found Fairwinds.

Amelia retired from the community college about ten years ago. That hasn't slowed her down, however. As she tells it: "I like to volunteer, my favorite being the Ronald McDonald House in Baltimore. I also volunteer at the information desks at BWI airport. In both places, I see incredible generosity of time and spirit, and I've met some wonderful people. In addition, I have a part-time job at the Academic Center at the US Naval Academy."

Amelia is also a concerned and active citizen of the Fairwinds community. She has been a key player in keeping the gardens plots around the Fairwinds signs looking good. She's been active in promoting the upkeep of the grounds we all love to walk through.

Our Community

Download the Fairwinds map at: <http://www.fairwindscondos.org>

Advertise Here

This space is reserved for community ads. If you have a business and would like to advertise in the Fairwinds Update, please contact joannlovell@yahoo.com. Send your business card for entry here.

GIANT GAS STATION UPDATE

Have you heard? Giant is planning to put a gas station in the Giant Parking lot. Access will only be from Georgetown and Edgewood Roads. This will create more traffic turning onto Georgetown Road from Bay Ridge. Once Giant has its' own gas station, the Giant discount at the Shell station will be cancelled. The Giant Gas station will attract drivers from a three mile radius. More traffic!!! Congestion is already bad enough. Your support is needed to stop this from happening.

Please fill out a card and email Michele Cross for more information
(emcross@yahoo.com or saveyourannapolisneck@gmail.com)

Weldon's Wisdom

Don't want to replace your old toilet? You can still reduce the amount of water used per flush by placing a plastic jug of water in the tank displacing some of the tank water. Be sure the container does not interfere with the flapper.

The holidays are here with lots of goodies. Be sure to put small amount at a time down the disposal and flush well when finished. The best thing to do is use your trash can instead.

When I clean the drains, there are two things that REALLY clog them; hair and dental floss. While hair is difficult to keep entirely out of the drain, a screen on the drain really helps. And dental floss needs to go in the waste can. It really messes up a drain!

Remember to change your furnace filters this winter; at a minimum every 90 days. It increases the efficiency of the furnace and saves us all money from the gas bill. **Have a happy holiday everyone!**



Important Numbers

Emergency: 911	Fairwinds Office: 410-267-0566
Non-Emergency Services: 311	Fairwinds Fax: 410-295-7123
Fire: 410-263-7975	Fairwinds After-Hours Emergency: 443-548-0191
Police (General): 410-268-9000	Fairwinds Email: Fairwindscondo@verizon.net
Police Emergency: 410-268-4141	City Alderman, Ward 7—Ian Pfeiffer ianpfeiffer@yahoo.com