

Meadows Messenger

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Coming in 2020 in the Meadows

The year 2019 proved to be an exciting year for activities in the Meadows. The tennis court received an update, three buildings received new roofs, two major sewer lateral projects occurred, sun shelters were installed at the pool, the men's shower room received an update, leaking chimneys were tucked pointed, parking lots were sealed, raccoons were captured, a second day of recycling was initiated, safety maintenance was performed on the Tot Lot, the B&G committee leadership changed and the fence replacement was started.

2020 is looking to be nearly as active. The fence replacement will continue through July, sidewalk repair will continue, the women's shower room will receive an update, the Tot Lot will receive an update, the basketball court will be renewed and the possibility of a volleyball court being added to the Meadows will be considered. In addition, continued landscaping changes will occur, one or two roofs will be replaced, and the regular scheduled maintenance activities of painting, landscape work, and general upkeep of our community will continue.

The board tries to keep the financial responsibility, proper maintenance, and improvements of our community in balance. Your monthly maintenance fee makes all these improvements possible.



Fence construction is here: what you need to know

The Board held a community meeting with fence contractor Kolas Construction on October 29. About 50 residents were in attendance. This article summarizes the key points and questions from the meeting. Construction began on November 12 and is moving forward in three phases to replace all 288 fences in the Meadows. Phase I will be courts 9 through 14 and the part of court 15 that backs up to court 14; phase II: courts 5 through 8 and the rest of court 15; phase III: courts one through four. Kolas will work through the winter, pending favorable weather and expects the project to last 10 months. Kolas will, in general, work on one court at a time, but may work back-to-back sections of courts at the same time (such as the adjoining parts of court 14 and 15). Slight modification of the schedule is expected. This accommodation will improve efficiencies in construction, working to reduce the overall time of the project.

Kolas will do its best to minimize the heavy equipment around the Meadows and will store some materials at the basketball court (approximately 50,000 pieces of lumber are being used). Kolas estimates that it will take five days to complete a row of five fence units. Although the fence posts are a little larger than current posts Kolas will try to stay within the same fence and gate width as currently stands.

When surveyed, the community overwhelmingly preferred the gate latches that most resemble the ones we have currently. Initially we believed we had a choice of a self-closing hinge or a decorative hinge. The self-closing hinge could not support the weight of the gates as constructed. The 10" decorative hinge does not have a self closing feature, but the size of the hinge will help reduce the sagging of gates over time. The gate hinges will generally be on the left, and gates will usually swing outward. However, in some cases, landscape features, utility obstacles, and soil grade may require modification to this approach.

Measured from the inside, the fences will be six feet high for the first 5 ½ feet out from the unit door, and then optimally, five and a half feet high for the remainder of the fence. The demonstration fence construction brought several issues to light for managing the slope of patios and consistent fence height across the entire length of a buildings fence. The goal is

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Pool committee reflects on past season, looks ahead to 2020

This summer the Meadows community shared many activities together at the pool. These included several potluck socials, an ice cream social, a pizza party, yoga evenings, and our annual end of summer Luau and kids' games. The pool activities were enjoyed by all ages and groups! The pool committee maximizes a modest budget to plan activities that everyone can enjoy.

The new patio and shade structures were a big hit. For next summer, the committee is considering recommending the purchase of some new umbrellas (several fell apart over the summer) and some more tables for the pool area.

For next season, the Meadows will upgrade the pool filter system to a sand filter system. About ten years ago we switched to a cartridge system, which had been struggling a bit in the last few years. The new filter system will allow for better water quality and clarity and will greatly assist in vacuuming the pool floor. Overall the pool should look and function better in the future.

Thanks to our wonderful community members who participated and contributed and enjoyed the pool activities together this summer. The committee is always looking for residents who want to serve on the pool committee. If you are interested in helping out for the 2020 season, or have ideas and suggestions, please email meadowspool@gmail.com.

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to have a consistent height for the stepped down portion of the fence (5 ½ feet ideally). It was pointed out at the fence meeting the height of the boards varied from 5 ½ feet on the demonstration fence. Future fence construction will try to maintain the 5 ½ feet height, however the drop down from the 6 foot section nearest the porch may be greater or less than the optimum of 6 inch drop to the 5 ½ foot fence height depending on the slope. Occasionally, an additional step down will need to be incorporated into the fence length to accommodate excessive slope in patios.

There was a comment at the Kolas/Meadows fence meeting about the use of screws, instead of nails, in the construction of the fence. We investigated the feasibility of using screws, especially in the construction of the gates. The weak point in the construction of the old gates was the use of screws from the back side. Constructing the gates using nails going all the way through the face boards into the gate frame 2x4 is more structurally sound than having screws go through the 2x4 and only ½ inch into the face board. The board decision is to continue as originally agreed to use galvanized nails for all fence construction.

The Meadows board has been in touch with Verizon and Comcast. Most of the cables have been removed from being attached to or woven through the fence. The conduit attached to most fences will be un-attached from the fence and re-attached after the new fence is constructed. Homeowners may bury the cable/conduit, otherwise it will be re-attached to the new fence.

The new fence lumber is pressure treated pine, grade "A" for the post and support boards and grade "D" (best grade – small knots) for the fence slats. The fences are expected to last at least 20 years. (Squirrels do not like to eat the pine as they sometimes eat the current cedar fences.) Over time, they will turn a gray color. The board will decide once the project is completed on whether to have UV treatment added to the pressure treated fences. The decision will be based in part on whether the benefits to the fence appearance of spray treating the wood every four years will outweigh the cost - approximately \$100,000 to treat all 4.6 miles of fencing (both sides of 2.3 miles of fencing) every 4 years.

Prior to starting work in each court, the contractor, together with Meadows maintenance staff, will do a pre-walk of the court and notify residents of major items that should be removed from against the fence. It is the responsibility of the homeowner to remove all items off and away from the fence (workers need space to work on the fence). Plants may be damaged during construction, you may want to remove them during this time. The plan is for residents to be given a two-week notice to make any preparations for removal of the old fence and installation of their new fence. Residents who will need to move major objects or trim trees were initially notified in the spring 2019. The Meadows bylaws state that patios and pavers should be completed 18" from the fence line. Therefore, the repair of any damage to patios and pavers that are less than 18" from the fence line during construction will be the responsibility of the unit owner. If a resident has a special request for a fence, for example, related to the current location of spigots, or the swing of a gate, they are asked to contact the board asap to make their request.

Halloween Spirit in the Meadows

Halloween decorations around the Meadows abound.

This well-visited display in Court 10 has become an annual tradition.



News from the Buildings and Grounds Committee

The Fairlington Meadows B & G Committee, newly co chaired by Deborah and Nancy, has been busy as we are heading into the cooler days of fall. Through the use of Townsquare, Facebook, and Court Chairs, Meadows residents were encouraged to water small trees and shrubs during our recent drought. B & G wants residents to know that watering plants in the heat of summer, during periods of little precipitation, and during the planting of new grass is not a service provided by our Meadows employees. B & G thanks all residents who stepped up to the plate to keep our common area plantings going. Thanks to recent rains, this situation has been lessened to a great degree.

A new B & G webpage addition focusing on FAQ's for residents is now available. These FAQ's answer some of the most commonly asked questions asked by Meadows residents regarding plantings in our community. B & G encourages all residents to take a look at this page.

With the upcoming construction of our new fences, B & G wants all residents to know that very little plant material is slated for removal and many shrubs and trees already provide sufficient clearance for the fence builders to work. Please email the B & G Committee about any concerns.

B & G Committee member Charlie recently attended a seminar at NVCC on sustainable landscaping solutions for HOA's. One of the suggestions was to mow grass high and leave clippings on the ground. Another was to use native plants as they are heartier, cheaper to maintain over the long term, and good for the native birds and insects that support the local ecosystem. Of note, the Meadows received four new trees from the Arlington County free native tree give-away. We will need resident sponsors to keep them watered as they get established. One tree was planted in Court 3, one between Courts 3 and 4, one between Courts 11 and 12, and one in Court 14.

EE (Environmental Enhancements) recently completed aerating and lawn seeding. They will also be doing some fall planting. A late winter, early spring walkaround by the B & G Committee is planned to look at all of our Courts to prioritize needed work.

Recently, Deborah and Nancy reached out to the Mews and Arbor Landscaping Committee Chairs. B & G believes these relationships are crucial as we work to help keep all of South Fairlington green. Effort is being made to meet periodically to share information and ideas.

The B & G Committee generally meets monthly. The Agenda for the meeting is posted at least one week in advance of the meeting. All are welcome!



Chalk on Sidewalks, *Not* Brick Walls, Tennis Court or Pool

The board receives many complaints about chalk being put on the sides of the buildings. Chalk on the sidewalk is fine; chalk on the basketball court is ok; chalk on the bricks of the building is **not** ok; chalk on the tennis court is **not** ok; chalk on the pool patio deck is **not** ok. Please monitor chalk artistry and keep it on the sidewalks or basketball court.

Use of Technological Capability for Annual Meeting Proxy Collection

The Meadows implemented an additional method for owners to provide their proxy to establish a quorum, vote for board members, and vote on the budget this year. iVoteHOA is the new tool used in addition to traditional methods of providing paper proxies and attending the annual co-owners meeting in person. 144 owners used the new electronic proxy gathering tool, that's 42.1% of the 342 residences in the Meadows. We identified some e-mail addresses were missing and are actively trying to correct this deficiency. As part of the communication survey the board requested owners who did not receive notification from iVoteHOA provide their e-mail address. Additional cross references to email addresses will be used to ensure as many owners as possible receive the iVoteHOA communications. Unfortunately, we still had to have some extraordinary last minute efforts put forth to get quorum to be able to vote on the budget and elect new board members at the annual meeting. Improving the use of iVoteHOA will prevent the need for this last minute effort to meet quorum for the annual meeting. Thanks to everyone who used this new proxy collection method and the last minute effort to collect proxies. Next year it is our goal to achieve quorum well before the annual meeting date.

Reminder for pet owners!



Fairlington Association Presidents Discuss Items of Community Interest

The seven Fairlington Presidents, or their representatives, met on the 21st of October to discuss issues of mutual interest. Present at the meeting was also the owner of Capitol Services (Fairlington's contractor for solid waste removal and recycling) and representatives from Comcast and Verizon.

Capitol Services reported the recycling barrels are in a constant state of renewal. They purchase 50 every month. They will up their game and get 100 per month. Capitol did order and receive 500 new labels to put onto the barrels. However, the new labels did not stick to the barrels. They sent them back to the printers to determine what happened. Capitol then got some stickers from Arlington County, those did not stick either. On the topic of recycling, Capitol has started a program in ParkFairfax where residents use only black plastic bags for recycling plastic, metals and paper (paper can also be separate in bags or boxes), placing them in the typical recycling locations on Wednesday morning. It's something to consider. All "recycled" paper and plastic are used at an energy recycling plant as a fuel source for generating electricity. Steel is the only metal regularly recycled into new steel. Glass is still mixed in with the recycling, it gets burned or buried.

Drywall in the trash is a problem. It needs to be disposed of separately. Homeowners need to know this when they do DIY projects and dispose of it properly. Renovation companies need to take the drywall debris and dispose of it properly.

Capitol Services has become more efficient in their pick-up of refuse. They are coming about 30 minutes earlier than they traditionally have been coming (depending on the day, Monday's are the heaviest day for pick-up).

Comcast has finished its backbone upgrade in all of Fairlington (upgraded to fiber for main transmission lines). All of the old circular junction boxes have been removed and replaced with slightly larger square ones. All active cables have been put in conduits, so any cable not in a conduit, outside the fences, has been abandoned in place. Since we notified Comcast we are getting new fences and any attached cables would be damaged, they have been pretty good at removing most of the attached and threaded through cables. We have some issues still with extra cables going into 2nd floors (non-B buildings) and additional first floor lines. Residents need to be aware there is only one entry point for cable service to enter their unit. Cable routing needs to be done internal to the unit. The Meadows provided 2nd floor B building units a conduit to the 2nd floor that cables are to be routed.

Verizon is aware of the issues of the tops floating off the in-ground junction boxes. They have some workers lock them and others that do not. It's an ongoing issue. Verizon is looking into a heavier top, but for right now, residents can lock the tops if we find ones that are troublesome. In advance of the fence reconstruction, Verizon was also responsive to removing cables that were woven through fences and boxes that were attached to fences.

Verizon is trying to get people to switch from the old copper lines to FIOS for their phone service. It's happening on an individual basis. The Meadows has no input on this effort.

There is a group forming to try and get Alexandria to do something (paint lines) at the intersection of 36th St and Quaker lane. Alexandria owns the road all the way to the curb on our side of the street. They claim they do not subscribe to the method of painting a big box in the intersection to mark the place where they don't want drivers to block. The group wants them to do "something"; they are looking for volunteers to join the group.

Lastly, but surely the most damaging, is the hacking by a Ukrainian group scraping all Fairlington officials names and generating fake e-mails (joseph.spytek.fairlingtonmeadowspresident@email.com for example) and then sending emails to people requesting them send money to some address. The end of the email address (.Ukraine portion) is hidden somehow. It also occurred to religious organizations with messages from church officials asking for donations for some cause. The President in the Glen and Treasurer were made aware of their emails being used this way. If anyone receives an email from any Meadows Board of Director asking for money in this manner, please inform Sabiha at CMC and the affected Board member.

The group will meet again in January 2020.

Take This Opportunity to Clean up Patios

The replacement of the fence is an opportunity for residents to take a fresh look at their patio.

In support of the fence construction all items (lights, hoses, plant hangers, mirrors, art work, bird houses, bird feeders, hose holders, and plant boxes on top, for example) attached to the fence must be removed by the resident. All items (bikes, movable sheds, tires, bricks, wood, drywall, bird baths, bird feeders, fire pits, chairs, tables, umbrellas, children's toys, and collectibles, for example) must be moved away from the fence to allow workers room to remove the old fence and install the new fence. All climbing plants must be removed from the fence. Roses and other thorny plants need to be trimmed or held away from the work



area. Any masonry (bricks, slate, tile, and concrete) that is up against the fence may be damaged during construction. As a reminder, the Meadows by-laws (Article 7, Section 7, Subsection c) state that all masonry must be 18 inches away from the patio fence. The contractor will minimize damage to these items when possible, however it is the resident's responsibility to remove these items and repair them after the installation of the new fence. Space needs to be made between raised flower beds and the fences. Damage to retaining boards or

masonry work will be minimized, however it is the responsibility of the homeowner to prepare the inside of the fence space to minimize any damage that may occur. Sheds must not overhang or be up against the fence. It is the homeowner's responsibility to move or remove any sheds that impact fence construction prior to the beginning of demolition/construction of the fence.

Trees need to be trimmed away from the building and should be no taller than 25 feet at maturity (Meadows by-laws Article 7, Section 7, Subsections e and f). It is the responsibility of the homeowner to trim trees to away from the building and at a maximum height of 25 feet that are inside the patio. The interior of the patios must be kept free of high weeds, trash, and any odorous or unsightly objects that would constitute a hazard or nuisance can be removed by the Association at the expense of the owner after due notice (Meadows Article 7, Section 7, Subsection a).

Your assistance in these matters will help ensure our community continues to look it's best for everyone's enjoyment.

Community Directory

For the most up-to-date information:
<https://fairlingtonmeadows.com>

Board of Directors

Joseph Spytek, President
Frona Adelson, Vice President
Erica Brown, Secretary
Nick Slabinski, Treasurer
Tim Tassa, Member at Large

Address Board Correspondence to Fairlington Meadows
Board of Directors, c/o Community Management Corporation.

For Board meeting minutes, visit our website, see the bulletin board at the corner of the tennis court near the pool house, or contact Sabiha Noorzai-Barbour.

Property Management

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Towing Requests

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Tel: (703) 979-2110 or (703) 416-0710