

Meadows Messenger

Published by the Fairlington Meadows Council of Co-owners in Historic Fairlington
MAY 2020

Basketball Court Update

After a rain delay, the basketball court was updated the week of May 11. The work included asphalt removal, compaction of new stone base, laying the new asphalt and compaction of the new asphalt. The underlying asphalt was too heavy for the base, when the contractors were demolishing the old court, it was found that it was three feet thick in some places. The following week the poles for the basketball hoops were reinstalled and lines painted for basketball, four square and hopscotch. New backboards and rims will be installed in the future. The new court should hopefully last a very long time.



Pool Being Prepared for Opening this Summer

The Meadows pool is being made ready for summer. This year, it will not be opening on Memorial Day weekend, as the governor's stay at home order is in place until June 10th. At this time, it is unclear on exactly what date the pool will open, and what restrictions may be required by the State and County governments. The pool will not open before Arlington County is in "Phase 2" of reopening as outlined in Governor Northam's plan. Given restrictions on group gatherings this summer and a continuation of social distancing requirements, the use of pool facilities will be for Meadows recreation pass holders. The pool committee will not be accommodating pool party requests and outside guests will not be allowed. Residents should be prepared for a very different kind of pool season this year due to COVID-19. We anticipate more information in early June.

The pool committee is formulating plans for appropriately spacing chairs and tables for social distancing. The pool water is chlorinated, as its purpose has always been to kill pathogens in the pool. Last October, a new pool filtration system was installed at the pool. The water quality and clarity should now be better than it's ever been at the Meadows Pool. The women's shower room was also upgraded over the winter by our maintenance staff. With our great new patio and shade covering installations, new filter system, and upgraded bathroom, Fairlington Meadows has the nicest pool in all of Fairlington.

This year, the pool rules and pass applications will be moved into an online only process. Instructions will be on the Meadows website in the next few weeks and communicated via email from the court chairs. We anticipate that residents will be using email to send their court chairs their pool pass application, and the court chairs will provide the hard copy cards to residents sometime after receipt of a properly filled out application. Residents who do not have internet access can contact their court chair for alternate application arrangements.



Tot Lot Update

The Meadows board has performed some initial investigation into the Tot Lot renovation. The current equipment in the Tot Lot has a typical life expectancy of 15 years. The current age of the equipment is well over 20 years. The playground survey, completed in 2019, indicated a community desire to use the existing equipment as much as possible. Current Americans with Disabilities Act (ADA) laws require changes to the current design of our playground when significant renovations are made. The current design does not conform to ADA playground accessibility requirements.

Additional input from the Meadows community will be needed before any decisions are made. The COVID-19 situation has complicated the gathering of groups to form committees and review choices in an efficient manner. The Meadows board will continue to research initial requirements and possibilities. The status of the project will be provided at the monthly board meetings.

Personal Home Remodeling Debris in Common Area

It's been noted that all remodeling debris is not being removed by contractors or homeowners. When remodeling, it is the responsibility of the homeowner to ensure all debris is removed in a timely manner from the construction area by the contractor or by the homeowner if it's a DIY project. Construction debris is not to be thrown out in the monthly bulk trash pick-up. The dumpsters for construction work contracted by the Meadows is not to be used for personal debris. Your cooperation in these efforts help keep our community looking welcoming and clean.



Personal Lounge Chairs and Other Personal Items Belong in Patios

There have been complaints of personal lounge chairs and other articles (bikes, kid's toys, personal water hoses) left in the common spaces and on front porches. The Meadows has some community benches in courts, these can be moved to accommodate residents. Personal chairs and other articles are not to be left in the common areas, front or back of the units, when not in use. Please return your personal chairs and other items to the inside of your patio when finished enjoying the outdoors.

What To Recycle in Arlington | Single-Family Homes

RECYCLE RIGHT: Items should be **CLEAN + DRY + EMPTY**. Pull apart mixed recyclables.



Use this REPOSTABLE sticker on all non-textile surfaces — including stainless steel — without damage

METAL



metal cans, aluminum foil & trays

MVP

The Most Valuable Player

among recyclable materials continues to be aluminum.

Be sure to recycle them right = clean + dry + empty to ensure their reuse.

Separate mixed materials

PLASTIC



plastic bottles & jugs #1-#7 (with lids)



containers, wide-mouth plastics



rigid plastics

PAPER



juice boxes, milk, wine & broth cartons



cereal & food boxes, cardboard



mixed paper, newspaper, books, magazines

Please take glass to County Recycling Drop-Off Centers for optimal recycling

NOT recyclable in single-stream dumpster or cart



•glass •plastic bags •soiled paper •contaminated plastics •light bulbs •styrofoam •ceramics & glassware

BATTERIES



Only **ALKALINE** batteries can go in **TRASH**. All other batteries should be treated as Household Hazardous Materials, disposed at the HHM Facility

RECYCLING REMINDERS

- Recycling is picked up on Wednesday and Friday morning
- Bins are put at the curb on Tuesday and Thursdays
- You can place all paper, cans and recyclable plastic together in bins
- See the graphic from Arlington County about what is and is not recyclable.
- Glass is no longer being collected curbside. Bring glass to the Arlington Trades Center on 2700 S. Taylor St.
- Please **DO NOT** recycle large plastic items like kids' toys. Put those in the regular trash or, if appropriate, place them curbside on big trash day, which is the first Saturday of every month. Items may be placed curbside beginning the Friday evening before then.

Want to Play Tennis? You'll Need the Combination

The Meadows board decided to lock the tennis courts with a combination lock after several residents observed non-residents using the courts. If you want to use the court, email your court chair for the combination and please lock up once finished playing.

Also, in the display case next to the courts, residents must display their recreation cards and set the clock to when their time on the court is complete. Residents may play for one hour for singles, and two hours for doubles and then allow those waiting to get on the court to play once their time is complete. If residents do not have recreation cards from last season, this season's recreation cards should be available by the end of May.

Fence Project Coming to an End

The fence project started in earnest in January 2019 with the formation of the fence committee. Construction began with the demonstration fence in October 2019. It's now May 2020 and after more than two miles of fence were constructed, using more than 50,000 pieces of lumber, 300,000 nails – a total of 288 completed fences later, construction is completed. This project will end three months ahead of schedule. The total cost of the project was approximately \$720,000. There were only two electrical interruptions (one improper installation and one mismarked location) and about 20 cable/internet disconnections. The safety of the outside stairwell barrier wall at some B buildings and a few end units east of Stafford St. was improved by raising the height of the wall to at least the minimum of 36 inches. Not all the fences were originally installed in the proper location 30 years ago. All fences are now installed according to the official plat documentation recorded with Arlington County. Most homeowners and residents heeded the multiple notices (months, weeks, days before construction) to remove articles from the fences and any obstructions near the fence (slate, bricks, wood, tires, plants, bikes, sheds, pavers, lights, improperly installed electric outlets for example). The construction workers did their best to move or avoid these items that were inhibiting safe removal and installation of the fences.

A final check list noting things to be remediated is being generated. If you note any boards that are split, missing multiple nails, severely warped or pulled away from the support 2x4s, please send an email, with photos, your address and a description of the issue to joes@fairlingtonmeadows.com. It would help if you also identify specific boards with a piece of blue or green masking tape or other obvious marker for the construction team to see.

The B&G, Meadows board, Kolas and our landscape contractor, Lancaster Landscapes, are inspecting the common grounds of the impact specifically due to the fence construction. Remediation efforts are being planned and coordinated.

The fences should last 20 to 30 years before replacement is necessary. Your assistance is appreciated and necessary in keeping the fences in good condition for the decades to come. The Meadows board thanks everyone for their patience and assistance during this major community effort.



Notes from around Fairlington

- The North Fairlington Fourth of July parade has been cancelled due to the COVID-19 pandemic.
- The Fairlington Farmers Market is open under new social distancing guidelines. Visit fairlingtonfarmersmarket.org for details.

Spring Lawn Treatment

The Buildings and Grounds Committee wants to let all residents know that under the new contract, no chemical herbicides or pesticides can be used on the lawns. The new, organic treatment plan will consist of two spring applications of a reduced-risk bio herbicide to target broadleaf weeds. The first application already occurred this month. The active ingredient, Iron HEDTA, is not toxic and will not cause adverse effects to mammals, birds, fish and aquatic invertebrates, other non-target insects, or plants. It is not necessary to stay off the lawns for any significant amount of time following treatment, although when freshly applied and still wet it may stain fabrics.

Between the two rounds of spraying the first of our fertilizer treatments for the year will be applied. As with the herbicide, only organic fertilizer will be used this year. The second application will be in the fall. Overseeding accompanies the fertilization process and we hope this will also help address many of the bare and thin spots in the lawns around the Meadows.



Sidewalk Repairs Recently Completed

The Meadows board and maintenance staff identified about 1000 square feet of sidewalk that needed replacement. These included areas in courts 1, 2, 6, 8, 10 and 13. Some of these areas were under water for extended periods of time after the rains stopped, others were cracked or sinking. Some additional landscape work is required to improve water management on some of these areas even after this concrete repair cycle. The Meadows board, maintenance staff and B&G committee members continue to strive to improve the looks and safety of the community.

Community Directory

For the most up-to-date information:

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 Jennifer Bennett.

Property Management

Community Management Corporation

4840 Westfields Boulevard, Suite 300
Chantilly, VA 20151
(703) 631-7200

Jennifer Bennett, Portfolio Manager

jbennett@cmc-management.com
(703) 230-8580

On-site Maintenance

Craig Robbins, Maintenance Manager
Ricky Henderson, Maintenance Assistant
(703) 820-6799

Towing Requests

A-1 Towing of Northern Virginia
Tel: (703) 979-2110 or (703) 416-0710