

Meadows Messenger

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

Fairlington Meadows 2020 Annual Meeting Review

The 2020 Fairlington Meadows annual meeting was held on 21 October. This year's meeting was held virtually due to the Covid-19 restrictions on in-person gatherings. These restrictions required some adjustment of traditional practices of the meeting. This year no in-meeting nomination of board member candidates was allowed; voting on quorum, budget and board members was primarily conducted using the iVoteHOA on-line tool which every homeowner was notified on how to access in the annual meeting information packet. A quorum of 52.3% was reached before the start of the meeting, as a result the meeting started on time without requiring court chairs to seek additional proxies to achieve quorum.

The meeting started promptly at 7 pm. A brief introduction and comments by the officers and approval of the previous year's minutes was conducted. This was followed by the introduction of our new portfolio manager, Wee Abraham; introduction of our maintenance team, Craig Robbins and Ricky Henderson; introduction of our court chairs and a slide show of the accomplishments in the Meadows this year. The Building and Grounds (B&G) Committee co-chair, Deborah, gave an excellent review of B&G accomplishments. These include a review of changes in the strategy of managing the Meadows landscaping practices, implementation of major planting refreshes on a routine schedule for selected courts (similar to the painting cycle), and the initiation of the B&G committee chair to be a one year position. The 2020-2021 chair, Claudia, was introduced.

The Pool Committee chair, Ross, discussed the challenges of opening the pool this year with the Covid-19 restrictions that were imposed. He appreciated everyone's efforts and understanding of the challenges to keep everyone safe and still have fun. It was a successful season with an average of about 100 people enjoying the pool every day.

Ed G., the Recreation Committee chair, gave a brief statement about the tennis court activities and a reminder for people to lock the court gate.

During the official business portion of the meeting, the quorum establishment was officially announced and proof of notice of meeting was given. Nick, the Board Treasurer, gave an overview of the 2021 budget and a vote on the budget

Continued on page 2

Update on Meadows Reserve Budget

At the annual meeting, residents requested an update of the Meadows reserves fund, since it was not provided in the budget material sent to residents. The following table provides this information.

As of September 30, 2020	
Capital Reserve	
Balance	\$ 889,834.01
2020 Remaining Contributions	\$ 108,750.00
Playground Expenditure	\$ (100,000.00)
Est 2020 Closing Balance	\$ 898,584.01
2021 Expected Outflows	
Roof Replacements	\$ 270,000
Exterior Painting	\$ 83,000
Total Expected Outflows	\$ 353,000
\$453K budgeted contributions in 2021	
Operating Reserve	
Balance	\$ 243,530.57
2020 Remaining Contributions	\$ 10,000.00
Est 2020 Closing Balance	\$ 253,530.57
\$10K budgeted contributions in 2021	
Goal is to maintain \$247K Balance	
Questions/Comments/Concerns	
Contact nicks@fairlingtonmeadows.com	



Time to Turn Off Your Outside Faucets

It's that time of the year to turn off your outdoor faucets and disconnect any hoses. The shutoff valve for the patio faucet is typically under the kitchen sink. The front faucet shutoff valve is typically near your main water shutoff in the utility area, usually near the hot water heater. Remember, repair of burst pipes are the responsibility of the homeowner.



Fairlington Meadows 2020 Annual Meeting Review continued from page 1

was conducted. Residents who waited to have questions about the budget answered were able to vote in real time. The budget passed as presented. The next official business was the election of officers. Two positions were open for elections. There were three candidates vying for the two positions – Nick S., Caroline T. G. and Don S. All three gave short speeches on why they wanted to be on the Meadows Board of Directors. Nick and Caroline were selected and will each serve a three-year term.

During the Open Resident Forum a resident inquired about the fences as to whether they will be stained or painted. The Board had voted a few months ago not to paint or stain the fences as it does not add any additional value to the life of the fence for the annual cost. There was no Old Business to discuss.

Under New Business, two new items were discussed. First, an announcement was made about the 17 February 2021 Board meeting that will be dedicated to the topic of insurance. The Meadows is in a position of having limited insurance carrier proposals due to the lack of information about the state of repair or upgrade of several items inside of the units, including: HVAC age or maintenance schedule, hot water heater age and maintenance, washing machine hose replacement, dishwasher replacement, and hard wired smoke alarm with battery back-up installation. Other items that insurance carriers are interested in that are the Association's responsibility include circuit breakers and roof replacement. The Meadows board is determining the best way to gather this information to provide to potential insurance carriers to allow for multiple carriers to bid on the required insurance coverage the community must carry. If primary insurance carriers decide not to provide coverage proposals the Meadows would have to go to the secondary insurance market, which is considerably more expensive. The second topic discussed was the potential for updating the Meadows by-laws. The intent is to survey the community interest in pursuing this effort. Many issues were brought up that need to be addressed prior to initiating this effort in earnest.

The board held an organizational meeting after the annual meeting to determine board positions. Joe S. remains as President, Frona A. is vice-President, Nick S. is Treasurer and Erica B. and Caroline T. G. are co-Secretaries – sharing the on-line media and publishing duties.

As mandated in the Meadows by-laws, the 2021 annual meeting will be held in October.

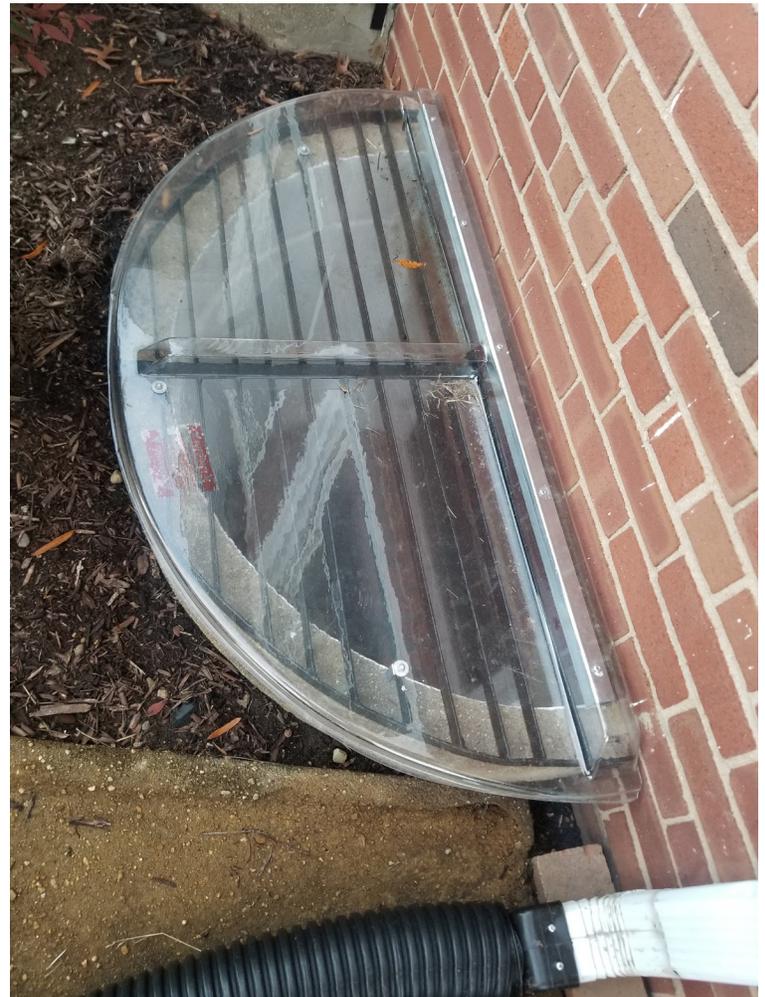


Community Trash Cans are **Not** for Household Trash or Sticks and Branches

The Meadows has multiple trash and recycling cans distributed around the neighborhood for the convenience of disposing individual minor trash you may have while walking in the neighborhood, such as candy wrappers, dog waste, drink containers, lunch bags, tissues, etc. These waste and recycling containers are **not** for household trash bags. In addition, any branches or sticks that come off the trees should be put at the base of the tree for the landscape company to collect, not in the trash cans.

Cover Your Window Wells

The drenching rains we received this summer and fall have demonstrated the need to cover your window wells. The Meadows maintenance team has received numerous calls about water coming in through unit's window wells this year. The easiest way to prevent this is to cover them with transparent plastic covers. Home Depot online now carries covers that fit the larger window wells in the front of the buildings. Be sure to have the edge of the cover hang outside the window well so any water that accumulates on top will go outside the window well. In addition, Lowes or Home Depot stores generally carry smaller window well covers that typically fit the side and rear windows of units. Remember, water intrusion prevention and damage repair are the responsibility of the homeowner.



Change in Virginia Code Allows for Electric Vehicle Charging Stations

New changes to the Code of Virginia, Title 55.1. Property and Conveyances, Chapter 19. Virginia Condominium Act, 55.1-1962 allows for personal electric vehicle charging stations at their assigned vehicle parking spot. The Meadows will require any homeowner that would like to install a personal electric vehicle charging station to abide by all items specified in the Code of Virginia 55.1-1962.1 Act. Any homeowner considering installing a personal vehicle charging station must contact the Meadows Board of Directors before any action is taken to determine feasibility and impacts. The Meadows Board of Directors will research this topic in the coming months to determine applicability to the Meadows parking situation and develop specifications for a new resolution.



New Flower Garden near Basketball court with Memorial Sundial

A new flower garden was created near the basketball court that has a sundial as the main feature. The Buildings and Grounds committee dedicated the sundial to long time B&G member Victor Slabinski. The funding for the sundial was donated to the committee. The B&G committee will be adding more flowers to the garden as planting conditions permit.

Pool Season Roundup

We were fortunate to have the pool open this past summer. State COVID regulations prevented the pool from opening for recreational swimming until July 1st. Although daily swim times were curtailed, everyone who wanted to swim had the chance to swim every day. Last fall, the pool filters were changed to a more efficient sand filter model. This upgrade was seen in the quality and clarity of the water throughout the summer. A heater is being considered for the pool next year, to make the water temperature more enjoyable at the start and end of the season. A heater would also allow for an extended pool season.

Reminder: Dogs (and cats) Must be Leashed in Common Areas

Please remember all dogs (and cats) must be on a leash when outside in Meadows common areas. This is required by the Meadows Bylaws, Article VII., section 5. If you would like to exercise your dog off leash, please take it to one of the eight dog parks around Arlington. Utah Dog Park at 3191 South Utah Street is the closest to the Meadows.

If you have concerns about unburied Comcast or Verizon cables, please contact Meadows board member Nick S at nicks@fairlingtonmeadows.com. In your email, please include the address and a photo of the cable.

Please monitor your contractors' parking in your court!

It seems like our Meadows is bursting at the seams these days with board approved renovation work! With the completion of the fences, patios are being redone in record numbers. Kitchens and even whole house renovations are on the rise as well as the steady stream of window replacements. This renovation work is all in addition to the maintenance work contracted by your Board to repair and replace roofs, replace sidewalks, and repair sewer lines as well as complete ongoing landscaping work. Whew! It is exciting that Meadows owners are investing in their units but, please remember to monitor where your contractors park their service vehicles during the day while they are inside your unit making it shine.

With more residents working from home due to the pandemic, our Court lots are NOT a sea of empty spaces during the day as in the past. Please keep in mind that we have many senior residents who cannot walk a distance to their cars and parents with young ones that need the close proximity of their assigned parking space. Please be respectful to your neighbors and remind your contractors to use your assigned parking space (if you have one) or to park on the street. Please be mindful and talk to your contractors about parking while working in the Meadows!



Community Directory

For the most up-to-date information:
fairlingtonmeadows.com

Board of Directors

Joseph Spytek, President
Frona Adelson, Vice President
Erica Brown, Co-secretary
Caroline Trupp-Gil, Co-secretary
Nick Slabinski, Treasurer

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 Wee Abraham.

Property Management

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

Wee Abraham, Portfolio Manager

wabraham@cmc-management.com
(703) 230-8582

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