

Meadows Messenger

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Notes from the Annual Co-Owners Meeting

On October 22, 2019 the Meadows held its annual co-owners meeting. Quorum was achieved using electronic, paper and in-person methods. The State of the Association report showed much activity in 2019 – a new tennis court surface, 10% of the chimneys were tuck-pointed, three roofs were replaced, all parking lots were sealed, two raccoons were trapped and relocated, sewer laterals were repaired and an inspection schedule was instituted, and fence replacement construction began. The Pool and Building & Grounds committees provided summaries of the year activities and plans for the future. The 2020 Meadows budget was approved by the co-owners. The Association is in good financial condition, no special assessments are planned to cover the cost of the fence or other significant capital expenditures (sewer lateral repairs). Retiring board members, Lisa Farbstein and John Sitton, were thanked for their many years of service. Two new board members were elected to the board for a three year term – Ms. Frona Adelson and Mr. Tim Tassa. The new and returning board members met after the annual meeting to select officer positions. Joe Spytek continues to fill the President position, Frona Adelson is vice-President, Erica Brown remains as Secretary, Nick Slabinski retains the Treasurer position and Tim Tassa is the Member-at-Large. 2020 looks to be as active as 2019 for the Meadows, watch for changes and improvements coming all year long.

Meadows Projects to Expect in 2020 by Joe Spytek

This year the Meadows will continue with the fence replacement. As of late January, we are approximately 25% of the way done. The work crews are getting their rhythm of demolition, framing and finishing.

Three roofs are slated to be replaced this year. The first is in court 3, starting on 27 January. Next will be court 15 about three weeks later, and finally, in court 9 about three weeks after court 15. Of course, all the work is dependent on the weather cooperating. Parking will be impacted near the buildings that are receiving the new roof. Craig and Ricky will be notifying residents of the necessary parking impacts a week before any construction begins.

We will be replacing approximately 50 sidewalk panels this spring (approximately 1000 square feet of concrete). Some sidewalks have cracks, some are under water during and after rains, and some have sunk and pulled away from the buildings. These issues were identified by homeowners, Craig and Ricky while doing inspections and by the concrete repair experts. Please be aware of your surroundings and be safe when walking around the construction sites.

The basketball court needs help. The water pipe that provides water to the pool cracked, sending water flowing through the asphalt of the court. It took two major holes being dug to discover the location of the break. During the excavation, we discovered the basketball court asphalt is approximately 8 inches thick and has a layer of sand underneath it. Sand is not a stable subsurface for asphalt which is most likely the cause of the unevenness of the court. The Meadows will be investigating the remedy and way forward for the court this year. During the fence construction, there may be times when the court is used for temporary storage of lumber, so we will not be doing corrective action until after the majority of the Meadows fence construction is complete.

The Tot Lot is over 20 years old. While it is safe to use (we ensured that last fall) it may be time for a refresh. We will be getting the pulse of the community with a survey soon. Included in any refreshing of the equipment will be a review of the landscaping surrounding the playground.

Courts 12, 13, 1 and 2 are slated for routine painting this year. We are actively getting proposals from multiple companies to ensure we are getting the most cost effective quality work.



Meadows Welcomes New Portfolio Manager

In December, Ms. Jennifer Bennett, CMCA®, AMS®, PCAM® was assigned as the new Portfolio manager for Fairlington Meadows by Community Management Corp., the condo management company. Jennifer joins CMC with 14 years of experience in managing community associations. Contact her at 703-230-8580 or jbennett@cmc-management.com for official business such as notifications about interior remodeling, resale statements, and condo fees. Also contact CMC for unfortunate incidents such as burst water pipes and sewage backups.

Fence Update and Lessons Learned by Joe Spytek

As of the end of January the fence replacement project was approximately 25% complete. The number of work crews active on any one day has varied between one and three (i.e., between two and a dozen workers). Some days there is demolition, framing and finishing all going on at the same time. Other times only one crew is here focusing on one aspect of the project. Remember, the entire Meadows is an active construction site, there are nails, screws, wood scraps, sharp tools, heavy equipment, workers carrying heavy lumber, holes, electric cords and many people working. Avoid the active zones when possible. Do not let your children play on or around the equipment or supplies. The work in any one court area will take about 2 weeks from start to finish. Please be diligent and aware of your surroundings when near the construction zone.

A reminder about work around the patios is that owners are responsible for removing any and everything from the fence. The workers need space to work in your patio area. Removing the existing fence, fence post, and concrete post may be anchored in, requires tools and equipment have access to the entire patio near the fence.

Some lessons learned from the work completed thus far including the following observations. Plants near the fence need to be removed, if at all possible. If they are near the fence, there is a good chance they will be stepped on. If you have bricks, slate, wood, rocks, or any other material on the ground, and you don't want it cracked or broken, move it if at all possible. The workers are as careful as they can be, but there are no guarantees items won't get damaged if you leave them in place near the fence. The ground will be dug up next to the building and at each post location. Dirt will be end up on your patio. The workers try to keep the dirt under control, but it will go everywhere. Miss Utility is contacted before every demolition starts to mark the location of wires. The workers do their best to avoid the Comcast and Verizon FIOS cables, but not all of them get marked and some accidentally get cut. If this happens to you, talk to the fence workers first. They have trained personnel that can splice a cable cut and get you back in business very quickly. If the Verizon FIOS line is cut, Verizon has to be contacted repair the FIOS line. The one FIOS line I heard about being cut was repaired the same day. Comcast lines have been repaired in a matter of an hour or two. If something happens, talk to the construction workers, they are very friendly and want to do a good job.



The Meadows is not as flat as a pool table top. Our original design proposals have been slightly modified to provide a uniform line on the back of the fence. The original concept called for a six inch drop in the fence height from near the porch to the rest of the fence. Some patios are level the entire 20 feet from building to back of the fence and can have the one 6 inch drop. Others, have a slope that must be accommodated with a step in the middle of the fence to a height that looks pleasing to the eye. The target height of the rear of the fence is 5 feet 6 inches tall. Due to the slope inside and outside of our patios, it may vary from 5 feet up to 6 feet from one end of the building to the other, when standing on the outside of the fence. The goal is to have the top of the rear of the fence to be level for an entire building.

There are instances where the old fences were not installed in the right spots. A stretch of old fences in court 11 was installed twelve to eighteen inches short of where it should have been. The new fences are being installed according to the official plat. Some smaller adjustments – a few inches in some cases, have been discovered in other courts. Post are being moved when necessary to accommodate a uniform look for the community. These are examples of why homeowners need to leave space (18 inches per the Residents Manual) between personal patio improvements and the community owned fence.

Overall, the project has been going well. We learned a few things with the demonstration fence. Adjustments have been made and efficiencies have been discovered. Construction pace will increase with the warmer weather and longer hours of sunlight. It's never too early to prepare your patio for the construction.

Buildings & Grounds Committee Update

The Fairlington Meadows B & G Committee, co-chaired by Deborah and Nancy, is looking forward to spring. Through the use of Townsquare, Facebook, and Court Chairs, Meadows residents will continue to be informed about volunteer opportunities with regard to our common area landscaping. A number of new trees were planted in the fall and will need future attention when we head into the warmer months. Watering by residents during our drought last year was of immense help. B & G wants to remind residents that watering of plants and trees in our common areas is not a service provided by our Meadows employees and the committee will continue to depend on residents for this vital service to our community.

The Fairlington Meadows Board, informed by B & G committee chairs and members, has selected a new landscaping company: Lancaster. Representatives from Lancaster were scheduled to attend the next B&G meeting on February 5th.

An early spring walk around the Meadows is planned with the goal to document in detail the individual landscaping needs of each of the Meadows fifteen Courts. This will help B & G prioritize needed landscaping work and maximize resources. The committee seeks input on areas that need attention this spring. Email buildingsandgrounds@fairlingtonmeadows.com by Mar. 6 if you have recommendations for areas around your court. Stay tuned for requests for volunteers from each Court to help complete this valuable project.

Construction of our new fences marches on! The plan per our contract with Kolas Construction is to work through the winter months weather permitting. At the close of this immense project, Lancaster will be instructed to complete any needed repairs to our common area landscaping as a result of this construction. Thus far, residents have reported manageable disruption. Please email the B & G Committee about any concerns so we can add them to our list of items needing attention.

B & G's webpage addition, at the close of last year, focusing on FAQs for residents, has proven to be valuable. These FAQs answer some of the most commonly asked questions by Meadows residents regarding plantings in our community and the committee continues to encourage all residents to take a look.

The agenda for B&G meetings are posted on the Meadows website prior to the meeting. B&G welcomes additional members. There is much to be done!



Court 15 Sewer Lateral and Street Repair by Joe Spytek

This story starts in May 2019 with the sewer backup into building 3456 S Stafford St. The Meadows contracted for the clearing of the line and it was accomplished shortly after it was identified. In late July, the line backed up again. We had the line inspected and discovered it had partially collapsed. The camera showed the terracotta pipe was compressing and it would require replacement, possibly to the sewer main line in the street. The possibility of inserting a reduced diameter pipe was investigated since the original pipe was 6 inches in diameter and a 4 inch pipe would be adequate to support the amount of effluent coming from the building. Unfortunately it was determined that option would not be possible.

In early August we contracted for the excavation and replacement of the pipe to the point of the collapse in the middle of the front "yard" in court 15 and the insertion of a 4 inch pipe under the parking lot to the 5 foot drop from the edge of the parking lot to the main sewer line. By late September the excavation had been done and had to be redone because of settling of the ground, and the fact that the slope of the line did not pass the county inspection. Once this was done in order to pass inspection, new video was taken of the remaining portion of the pipe that was not accessible previously. This observation was made mid-October - i.e., more cracking of the sewer line was discovered further down the line near the county main. This required digging up the parking lot and the street to the location of the main sewer line to address the issue.



In late October the various methods, dates and impacts of replacing the pipe all the way to the main sewer line were investigated. The actual work to replace the sewer line to the county main on the other side of S Stafford St. was completed in early November. The terracotta pipe had completely cracked and sewage was pouring outside the pipe. If the pipe had not been repaired, eventually the road would have begun to collapse. The Meadows then initiated acquiring a new contract

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Heads up! Tot lot and basketball court improvement survey on the way

The Fairlington Meadows board is interested in your feedback for two upcoming community projects – the tot lot refresh and basketball court renovation. Resident input received through survey monkey has been critical for decision-making on important projects, such as the new fences and recycling, and the board believes that planning for these two items is sure to generate significant interest and thoughtful input from the community.

As background, the tot lot and basketball court are valued Meadows assets and are required by the Meadows Master Deed. The tot lot, which has structurally sound 20-year-old hardware, recently passed a safety inspection with minor recommendations. The Meadows board would like to collect the opinions of the community as to how it explores refacing or replacing climbing equipment and swing sets, as well as improving the associated landscape. After the board reviews the survey results, a tot lot committee will be formed to research this topic and provide the Meadows board with recommendations.

The basketball court was built over an old boiler building. Recently, the water line that supports the pool developed a crack, and an extensive water leak developed under the basketball court. The pipe has been repaired; however, additional settling is expected to occur. The board is asking residents to consider to what degree or manner should the Meadows remediate the surface.

Community input is valuable and necessary to enhance these essential community benefits. Please expect the survey in March, and residents will have up to 10 days to submit their feedback.



Lock Your Car in the Parking Lots

At approximately 0450 on 22 February and 0300 on 31 December, several cars were entered and items taken in several parking lots in the Meadows and other Associations. Apparently, this was the work of one individual just walking through the neighborhood, trying each vehicle door to see if it was locked. If the car was unlocked, the person entered it, rifled through the glove box, and took any money or interesting articles that were lying about in the vehicle. When finished, the person did not slam the door shut, just quietly closed it, moving on to the next vehicle. The police were notified the next day of at least one of the car entries. Please remember to lock your vehicle in the parking lot and on the street.

Court 15 Sewer Lateral and Street Repair continued from page 3

for the enlarged street and parking lot repairs, which was considerably larger than had been expected originally. The board was still waiting for proposals for asphalt repair by mid-November. At the end of the November board meeting, there was finally a signed asphalt contract. Delays in the final asphalt and sidewalk repair occurred because of the Thanksgiving, Christmas and New Year's holidays, combined with poor weather, cold weather and a closed asphalt plant due to the cold. The third potential date of February 3-4 was scheduled and luckily the weather cooperated and the work was completed.

Events like this are trying for everyone involved – residents, the Meadows board, Craig and Ricky, and the contractors doing the work. The board thanks everyone for their patience during this exhaustive event and the project is finally completed.

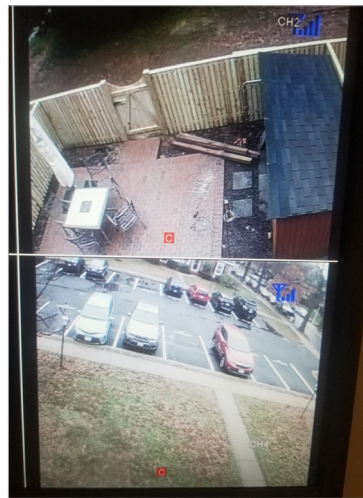
SECURITY CAMERAS AND DOORBELLS IN VIRGINIA

By Jeanne Lauer on December 10, 2019

Published By: Michael A. Inman, Jeanne S. Lauer, Gregory J. Montero

Virginia Condominium & Homeowners' Association Law Blog

With the increasing popularity of security cameras and hi-tech doorbells and other systems, Virginia residents should be aware of a couple of criminal statutes that are implicated by the use of these technologies. Virginia has a wiretapping statute which prohibits a person from capturing simultaneous audio and video recordings of someone without that person's consent. The single best way to avoid violation of these statutes is to ensure that any video equipment you install does not have the capability of capturing any audio. Yes, you could just employ a policy that you never activate or use the audio component but at some point, someone will succumb to the temptation to listen "just once." VA Code §19.2-62. <https://law.lis.virginia.gov/vacode/title19.2/chapter6/section19.2-62/>



Virginia also prohibits video recordings of people who are partially or fully unclothed without their consent. So, video cameras should never be mounted in a place where people are expected to be fully or partially undressed or where they would have a reasonable expectation of privacy. No cameras in bathrooms, locker rooms, changing rooms and similar areas, or cameras on the exterior of your house pointed into the rooms of a neighbor's home, not just the bedroom or bathroom. It does not matter if the camera is readily apparent or that there are signs indicating the use of such video recording. There are criminal penalties for recording in such areas pursuant to Virginia Code §18.2-386.1.

<https://law.lis.virginia.gov/vacode/title18.2/chapter8/section18.2-386.1/>

Community associations that decide to have video cameras in the common areas also need to develop protocols for how long recordings are maintained, how the information is stored and destroyed, and how to give notice of video surveillance. Community associations that are tasked with approving the installation of security cameras or doorbells by owners also need to develop uniform standards for installation, and should clearly inform all applicants about the potential for criminal liability under Virginia Code 19.2-62 and 18.2-386.1.

The above article was published in the Virginia Condominium & Homeowners' Association Law Blog in December 2019. The Meadows does not currently employ security cameras in any common areas of the Meadows. The Meadows does not currently have regulations on the installation of security cameras or door bells. The board will be developing guidelines for installation of these devices. Any installation of devices prior to the issuing of the Meadows guidelines need to be temporary, not permanently mounted, and will be subject to review by the board.

It's not just Dogs!

Cats are not allowed to roam the neighborhood in the Meadows. Cats need to be on lead if allowed to go outside your patio. We do have foxes in our neighborhood.

A comment received from a Meadows co-owner, "Allowing your cat free roam of outside poses many problems for both your pet and to your community. Like Conniff's cat Lucky (<https://blogs.umass.edu/natsci397a-e-ross/the-environmental-and-health-impacts-of-allowing-cats-outdoors>), other outdoor cats can easily be killed by predators or become the victims of a wide variety of tragic accidents. The domestic cat is not native to most ecosystems, so their "natural" environment is not the outdoors. Outdoor cats that are not spayed/neutered are the direct cause of the overpopulation of the feral cat community, contribute to the spread of diseases and reduce small animal populations (Duffy & Capece, 2012). When owners allow their cats outdoors, they put everyone at risk, including their cat. Methods of enrichment should be considered in replace of unlimited outside access to stop this problem."



Go Dog Go!

It's a fact we have dogs and dog owners in Fairlington. It's also a fact that dogs poop, run and bark. These things are what dogs do. The Meadows board has received many complaints about people not cleaning up after their dog has defecated. Cleaning up after your animal is a dog owner's or walker's responsibility and is a county and Meadows regulation. None of us like to step in dog poop when walking through the grass.

We've had reports of dogs running loose in our and other Fairlington Associations, and one specific dog chasing and killing squirrels. If the dog doesn't kill it immediately, the owners finish it off with their foot. Other Associations are taking action against this activity. The Meadows has regulations and signs posted for all to see, stating animals must be on lead at all times in the Meadows. The Meadows may take the same actions as other Associations, i.e., notifying the couple with the squirrel killing dog that they are not allowed on Meadows property.

The board has received complaints of dogs barking throughout the day in units where the owners are away at work. It is the dog owners' responsibility to ensure their animals are quiet (with-in reason). Our walls are good, but not sound proof. Please take time to train your pet, kennel it with enough distractions, have the pet exercised during the day, or as an extreme measure, you may need to return the animal to where it was acquired and get a different pet.

We live in close quarters here in Fairlington; most people like or are at least tolerant of the dogs in the neighborhood. We don't want to have a sign every 20 feet telling people to manage their pets. Please keep them on lead, pick up after them and try to minimize their barking.

While this article is primarily about dogs, cats need to be kept inside or on lead when outside since they kill many of our birds, defecate in peoples flower beds, cry at night and are harassed by dogs. They can also be killed when crossing the street, by the foxes, by the crows, or by the hawk that also live in our neighborhood.



Join the pool committee this season!

Email meadowspool@gmail.com for information.

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 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