

## Fairlington Meadows 2024 Priorities Survey Addendum

This document contains all comments submitted with the survey. Where appropriate, it indicates where comments have been counted as “Leaning Yes” or “Leaning No.”

**Q1: Should the Board consider replacing external wood trim with an aesthetically comparable synthetic alternative (generally considered acceptable for historic structures) to minimize recurring painting and wood replacement costs?**

### Q1 Comments Coded as Leaning Yes

1. Yes - as long as the material is reviewed and approved by owners.
2. Yes - as long as the material can be reviewed and approved by the owners, and the historical classification is not changed.
3. Yes, particularly if lost-term costs are minimized. Benefits may include our maintenance team completing it's work list. If recycled or upcycled material are available, that is preferable.
4. Yes, depending on cost, longevity of product, potential for discoloration of product and warping. However, this and other projects should only be taken on if we can afford them. Is the money better spent on increasing reserves? Perhaps any ancillary projects should be considered in tier priorities. That is what our corporate board of directors does. They list the priorities then categorize them by tiers 1, 2 and 3. Anything below a tier three priority is tabled.
5. Yes, if it's environmentally and economically appropriate.
6. Yes, also prevent rot from affecting other internal features.
7. As long as it complies with historic register

### Q1 Comments Coded as Leaning No

1. No keep the original wood. Like on Natucket, and other historic homes Homes What do they allow in the historic areas in Old Town or george Town ? Can u get a copy of historic requirements of retaining original wood or other recommendations .
2. I feel that the window trim can be covered in aluminum and then become maintenance free. Like most of the other associations
3. Metal or wood would be ok, but not synthetic. The plastic shutters, for example, don't look good, break in the wind, and leave microplastics across the lawn which aren't good for children or animals.
4. NO, only when rotten wood is discovered and needs to be replaced. If it costs over \$100,000.00 just to paint a portion of the village, the cost to replace external wood trim would be astronomical. We would never recoup that investment. Some of the dormers already were replaced with Azek. Never consider using aluminum! Aluminum discolors, dents, pulls away from the building (which causes water seepage behind), and leaves a white chalky mark down the vertical face of the building that cannot be removed. See other villages for examples of this.
5. This Board has been too aggressive on spending down our reserves. Do not take on this or other new projects - build back our reserves. Terminate the planting project immediately. Stop any action on updating the B-Building doors and carpeting. You have refused to listen to existing B-building residents who have reported the current carpeting is in good shape and was replaced less than 10 years ago.
6. This is a terrible idea. One of the best parts of the Meadows is that we have our historic fabric.
7. There is a lot of lead in the strata of the wood trims...

### Q1 Comments from Other (please specify):

1. Please provide some data as to whether the substitution is cost effective, do not know if it will last one year or five years or will harm or buildings. Need more information to make an informed decision. Does it look good but does not last. Please provides explanation - any legal guarantees,5 years or 10 years. Can we trust the guarantees under Virginia law or are they worthless.
2. any idea of cost for something like this? seems a substantial effort that could have a huge one-time cost beyond the occasional painting/repair costs spread out over years
3. As needed. When current wood needs to be replaced, it should be replaced with synthetic.

4. Only as repairs/replacements are needed
5. No opinion.
6. More information would be helpful in making a decision.
7. Only if/when wood needs to be replaced. I don't support replacement before end of useful life.
8. I don't know. You haven't provided enough information for me to make an informed vote. For example, does the synthetic alternative last longer than the wood? Even if the synthetic alternative wouldn't have to be repainted, if it lasts less time than the wood, it may be a wash in terms of saved costs.
9. I don't know enough about the alternative to vote on this. Need more information.
10. You would need to show me. Otherwise, I say stay with wood. I see the window sills in other Associations that don't look very aesthetic!
11. Need more information about potential savings and aesthetics
12. If this is allowed, synthetic materials for doors should be permitted

**Q2 Should the Board develop a plan for the installation of permanent trash corrals (similar to North Fairlington's)?**

**Q2 Comments Coded as Leaning No**

1. No - it might smell and I want the garbage picked up at my front door for convenience.
2. Worried about rats and smell. Would be unsightly
3. We are asking for a significant cost increase as well as a health and safety problem. Most people are cannot follow instructions with our current trash program, we are asking to impose a more costly program that will not be followed - please provide a cost analysis. Will this increase condo fees by any monthly amount over \$10 - please provide cost analysis. The corrals will be an issue as to there location - do they go in each court and next to what unit.
4. No - the board should identify options for reducing the problem of crows getting into trash. Premant trash corals is but one option. Having trash bags put out by each unit in smaller hard side trash containers is another.
5. I would say wait until the county makes us. No one is going to want near their house/lawn/patio/ etc
6. Trash corrals create a negative visually appearance. They should not be installed unless Arlington County mandates their installation.
7. NO! They are not needed. This is a solution in search of a problem.
8. NO - NOT NECESSARY AS SOME BOARD MEMBERS HAVE TOLD YOU!
9. Another terrible idea. Trash corrals are not required by the county. Why would we waste money on this? I can't see Ricky cleaning them. They will smell, look ugly, attract rodents, ruin the landscaping. And for what?
10. Based on Facebook, North Fairlington does not like their corrals. Based on personal experience in two other developments we lived in, trash corrals are unsightly, attract rodents and become receptacles for dumping of larger items than regular household trash in bags. Additionally, other South Fairlington residents would be inclined to use them just as they did when we had two days of recycling and nearby neighborhoods did not.
11. Again, are we under a mandate to do so? IF not, then "no"

**Q2 Comments from Other (please specify):**

1. Please provide pictures of permanant trash corrals at the glen, arbor, etc
2. at all bus stops
3. Current option works, unless people put their trash out on a day it isn't being collected and animals get into it. May not be necessary to add the extra expense though.
4. I would like to see a propose plan on what that might look like before committing.
5. I think we should explore this but ultimately put it up to a vote by the owners
6. Only if they will be available for every court and would cut down on cost
7. IFF (if and only if) it eliminates spread of trash by critters (squirrels/foxes/birds, etc.) and cost analysis shows a return on investment over three years or less. Do not know how likely that is.

8. Trash corrals are continually abused in North Fairlington/The Villages. What is the specific problem being addressed here in the Meadows? Is there an alternative to trash corrals?
9. You haven't provided enough information about this for me to vote. For example, has a decision been made, or is it being considered that the garbage collectors come less often if the corrals are put in?
10. interested in plan/more information
11. Only if they are not an eyesore.
12. I would need more information about these trash corrals and costs because saying yes or no
13. only if this isn't in lieu of 6 day a week pickup
14. I am open to it but would want to hear more first
15. Perhaps but only not central to homes. For instance if needed the structure is at an access road to the pool so if folks missed trash or need to unload trash overflow they can
16. Try a pilot in maybe two or three courts. See how it is received.
17. Unsure, where would they be located and would it draw rodents

### **Q3 Concerning landscaping improvements, should the Board pursue...**

#### **Q3 Comments from Other (please specify)**

1. A project to add more native plants to help pollinators in the area.
2. Add floral to border flower beds
3. Add Grill Area and Dog Park
4. Allow residents more say on what is planted in front of their homes. Open pool 2-3 mornings a week for lap swimmers only.
5. Better drainage behind 3407-3411 would be great.
6. Both ideas are not bad, however they should be frugal and not do too much at one time. Reserves need to be kept to ensure we never need a special assessment should a major unplanned problem arise.
7. Certain huge old evergreens degrade slate roofs and invite squirrels into attics. Would appreciate trimming away from roofs and bldg.
8. Colorful flowering shrubs alongside the buildings like they used to be. Roses, Peonies, Azaleas, Daisies, etc.. Also allow space for annuals to add beauty and charm. The chosen grass is horribly unkempt, ugly, and invasive. Please reconsider planting it per your improvement plan..
9. Create more rain gardens with native plants where there's standing water after it rains.
10. Do we need a new landscaper? Current ones need better awareness/knowledge of soil erosion and existing root structures before trying to plant new stuff. Failed plantings should be "fixed" before continuing on to new locations.
11. drain spouts should be replaced to match
12. Drainage is a consistent problem and contributes to mosquitos
13. Focus on low maintenance/ hardy plants and shrubs that will survive cold winters and hot summers but not cost the association exorbitant money in maintenance costs.
14. However, this and other projects should only be taken on if we can afford them. Is the money better spent on increasing reserves? Perhaps any ancillary projects should be considered in tier priorities. That is what our corporate board of directors does. They list the priorities then categorize them by tiers 1, 2 and 3. Anything below a tier three priority is tabled.
15. I have had a drainage issue with respect to my unit - flooded basement - have notified the Board and CAC - silence. I have owned my unit for more than 30 years and never asked for much help. Just advice who to fix and asked who has fixed problems in the Meadows. What I get is nothing- silence why are you asking about actions that I take with my unit while no one responds - you don't care if you have drainage problems from your gutters that floods your basement - why do you not explain how much flooding issue we have in the Meadows. Instead we wait to see if the Board or CMC responds good luck. Instead of getting any useful response - they rather do update of the plants in front of my unit that I have never agreed to (two times). Please explain if there are flooding issues in the Meadows and solutions - silent. If stuff was addressed earlier, it could reduce the cost. Please help. Ignorance is not bliss - it will cost us in condo fees.

16. In areas where grass won't grow; maybe replace with something else
17. More actively maintain garden plots in front of houses, including managing tree growth.
18. New plantings have been damaged by salt spread to melt ice. Some will need to be replaced
19. NONE OF THE ABOVE. Numerous articles have been published (including in the AFB), about leaving fallen leaves on the ground, beneficial for over-wintering insects, but we continue to blow and collect them. Forget golf course-looking lawns. Prevailing thinking is to end use of poisonous chemicals, and it does appear that Meadows has begun "going green" to some degree, so that's good. If a grassy area is bare, just have maintenance toss some grass seed on it; no need to make it a big project. Enough (as in way too much) money has already been spent on the "landscape refresh" project, which I personally don't recall hearing residents clamoring for. We could have removed invasive species, kept mature bushes, and pruned for the next twenty years for the cost of that project. Please do not pursue the idea of doing the back common areas, as well. It is not needed. Meadows looks pathetic now, compared to other villages who have kept mature shrubs that complement the buildings. The Board lamented the lack of visitors to the bat boxes, but according to a WAPO article published not long ago, everything about them was wrong, beginning with placement. Great idea, but apparently more homework was needed.
20. None. Surprised this is even being considered. A complete outsider, that no one knew, came somewhat close to beating 2 long time B&G members in the October election. There is a pretty significant anti B&G population out there but they don't bother to show up to monthly condo board meetings.
21. plan for native plants or butterfly garden in a few common areas (if feasible)
22. Plant clover rather than grass.
23. Plant more evergreens
24. Planting fruit trees
25. Plantings, fence or wall to screen Quaker Lane. The work done by the condo alongside the hill coming up Quaker from I-395 did a wonderful job,
26. Please do not cut the tree in court 12 that is the home to many birds and baby birds. The animals are of more value than a timeline of visual landscape improvements. As someone living in court 12, I enjoy the way it looks and don't see a need to make a change that would remove wildlife and established plants. Please do not destroy simply for a change.
27. Pls fix the mistakes in past efforts
28. PROPER regrading should be a top priority. Please quit spending on growing grass where it doesn't grow well.
29. put stepping stones where there have been some "desire paths" to minimize damage to the ground when it is wet - this will also alleviate some bare spots of the grass and improve aesthetics Recommend focusing more on bushes that are evergreen
30. Regular maintenance and pruning of trees
31. Remove the old trees that are past "mature" status and are dropping deadly branches.
32. Remove unsightly, overgrown evergreen trees and bushes that are too close to buildings and in questionable condition; develop a plan to replace these removed trees and bushes with plantings that do not impinge upon buildings, provide habit, and some color besides green; any new plan to replace the removed trees and bushes should include a reasonable plan for maintaining them so they do not become overgrown as has happened over the years.
33. Revitalize or replace new plantings from last year that failed
34. Spray lawn weeds regularly to prevent them from overtaking the grass. It should be with an environmentally acceptable product approved by the B&G Committee .
35. Stop removing mature bushes/trees as they help with flooding issues
36. STOP the current contract to re-plant our courtyards. There is nothing wrong with the existing plants. This project has not improved the curb appeal of the Meadows. Most of the plants that you replaced in front of my unit have died TWICE!
37. strongly support rain gardens planted with native plants
38. The board should stop their quest to remove all mature vegetation from our community. As owners, we legally have voting power as to what changes are to be made to our grounds. The board needs to stop making unilateral decisions that supersede the wishes of the owners. We should not be spending reserve funds or grounds money to remove trees that are not causing structural harm to properties.

39. Too much focus on the "pretty", particularly in light of the H2O resources required to maintain the G&G vision; conserve resources. In full support of improved drainage and INDIGINOUS plants that assist with H2O drainage (AWAY from units).
40. Traditional grassy area should become smaller with more natural plants and growth the money wasted and cutting grass watering grass. Seating grass is ridiculous.
41. We have a beautiful neighborhood; and I believe we should do what is needed to keep it that way, and improve it.
42. We should work with the glen, arbor and other associations and nearby environs.
43. Why not explore landscaping alternatives to lawns that encourage more biodiversity.

**Q4: Finish capping "chimneys" (10 to go out of 150) with one standard chimney cap. Should the Board use this standard cap for all chimneys when replacement is necessary?**

**Q4 Comments from Other (please specify)**

1. Need more info. What is "this standard cap"?
2. Please provide cost - does one answer cost \$ 100 or \$ 1000 - useless question without cost
3. is there structural value to this besides cosmetic consistency? if so, yes. If not, would be good to know the cost involved before deciding
4. Not familiar with this topic
5. If u have funding available
6. no opinion
7. Only 10 left why bother asking?
8. Please show what this standard chimney cap looks before you ask residents/owners to approve it.
9. NO, not until roof is replaced, then of course, use the same style as the other 140!
10. How can we decide without an image of the cap you want to make "standard"? Again, spend nothing until it becomes necessary to prevent damage to the unit/building.
11. What is the "standard cap"? Do issues exist with the "standard"? Is there a better alternative against birds, critters, water and dust entry?
12. No opinion
13. Seems a bit late in the process to be asking the question of the community with only 6% left to go; would be interested in knowing why we are being asked now. Can we see the "standard cap" being proposed? Based on the newsletter seems there is a variety. In principle, a standard seems like a good idea. However, replace only as needed.
14. Again, I don't have enough information to vote on this issue.
15. Don't know enough about the issue.
16. Yes and please also ensure metal plates are covering decorative holes on side of chimney to prevent birds and squirrels from roosting
17. When needed
18. No preference
19. Yes when replacement becomes necessary.

**Q5 and Q6: Should the Board increase reserve fund contributions above 2023 Reserve Study recommended levels? If yes, where do funds come from. If yes to question 5 then where will the increased funds come from? If no to question 5 then skip this question.**

**Q5 and Q6 Comments from Other Ideas**

1. Another useless questions - no cost estimates -
2. Cut landscaping and Tru Green!! They are ripping us off!
3. Decrease costs associated with the pool. It doesn't seem to be used by a lot of residents (lots of empty chairs that HOA fees were used to buy) and it's only available 3 months of the year.

4. Do not act on anything that places additional "strain" on homeowners because a few "resource blessed" owners can afford what the majority is unable to afford.
5. Do not increase costs
6. Don't do wasteful projects like trash corrals or changing doors or constantly looking for unnecessary projects to spend our money on please.
7. don't initiate projects that aren't needed i.e. trash corrals, changes to wood trim
8. Economize on spending.
9. Have a special assessment every three years.
10. How about this: Rein in the spending! For the past few years the Board has been on a veritable spending spree, some of it necessary but much of it entirely discretionary. For too long the prevailing ethos has been "Oh, we have plenty of money!" In fact, I once heard a Board member say these exact words in my presence. However, if the Board is now proposing options such as significantly increasing condo fees, instituting annual special assessments and/or raising the insurance deductible fivefold, that apparently is no longer the case. There is a difference between wants and needs, but somewhere along the line the Board lost sight of this distinction. It's time we found it again.
11. how will you monitor excessive use if we are tasked to water all these new trees and plants?
12. I would defer to the Board's and legal counsel's expertise on whether we need to increase reserves and how to go about it but hope it does not involve a fee increase or additional assessment.
13. It is important to have sufficient funds for reserves so that Special Assessments are not used. Paying a monthly increase in condo fees is preferable.
14. It isn't a straight yes or no. How much is the increase total? For how long would we be amortizing the build toward the total? We would need to know why we should consider increasing the reserve fund above the recommendation. Who is recommending more and why? If we should vote yes, I would NOT be in favor of increased HOA fees or assessments. This would negatively impact personal budgets when the economy is poor and inflation has been rising in recent years. It would also negatively impact resale as sharp increases in HOA fees as well as assessments, particularly ongoing, do not reflect well on the stability of the Meadows, especially at time when home values have turned downward as mortgage rates rise. We would need much more information to make an educated decision.
15. Just reduce your unnecessary spending. Follow the reserve guidance. Why take on more unnecessary projects like taking out B building doors, building unnecessary trash corrals, going overboard with plantings, etc.? The way this question and the previous are set up is leading and offers false choices. Do better please or don't have additional surveys.
16. Just stick to maintenance. No new projects! This is a very slanted survey with a clear viewpoint and no contextual info.
17. Let's get on the water conservation train!
18. NONE OF THE ABOVE ARE ACCEPTABLE. It sounds like the Board was told, either by the accountant by legal counsel, or both, that our financial situation is precarious, and now there is panic to replenish the reserves. The Board has been on a literal spending spree for the last several years, and has spent down a \$2.5 million reserve to an unacceptable and, frankly, dangerous level. Members were warned that this would happen, but hubris prevailed, and here we are. We already were just handed the largest condo fee increase ever, I believe, and now comes the suggestion that the fees be raised even higher? I'm told painting was skipped this year to try to minimize expenditures, but that also means that possible rotted wood was not discovered and repaired, and now reducing building maintenance is on the short list? Building maintenance is MUCH more important than the landscape refresh! A prospective buyer is more likely to be concerned with financial standing, fully-funded reserves, and proper building maintenance rather than some overgrown bushes. Not sure why that project was given such high priority. And why was a masonry company allowed to continue working on many buildings and porches, when residents complained about the terrible workmanship? Many buildings have been permanently "scarred" by this. Whoever heard of a \$50,000.00 deductible?! Homeowner responsibility is clearly outlined in the Master Deed and Bylaws; why did the Board agree to pay for damages caused by someone's broken ice maker? That could not be any more clearly a homeowner responsibility! Why even suggest a water usage fee when we don't have individual water meters? How would that work? People have been asked to water the new plantings, so some residents are using "another's" faucet - who pays? The Meadows has not had

a special assessment in decades, and the Board wouldn't even be suggesting it if it hadn't been for overspending on projects that were not needed and/or requests for reimbursement that were not warranted. The reserve fund was exactly where it needed to be before the spending spree and now we're being asked to pony up more money to cover unbridled spending? I can't imagine anyone will vote for that. We used to have a team of two maintenance personnel, now down to one, and it appears most projects that were formerly performed by maintenance are now contracted out. Has anyone run the numbers on hiring another person who can take care of certain jobs around the property?

19. Questions 5 and 6 are poorly crafted. Question 5 assumes unit-owners know what the reserve study indicates as to the risks that community is carrying at current and proposed reserve balanced; and whether the board's planned capital expenditures are appropriately captured in the study.
20. Reduce ALL expenditures
21. Reduce routine landscape maintenance expenditures, but not building maintenance expenditures. Perhaps growing clover rather than grass in the lawns would help out, as well as only planting native plants.
22. Reduce spending is the obvious choice. Why wasn't that included? Written in a leading manner to justify more expenditures?
23. Reduce the extravagant and 95% unnecessary landscaping
24. Stop wasting money on potential changes to B Building doors/lights/carpet and on excessive landscaping projects
25. STOP your profligate spending plans. Reduce all spending and only do things necessary to ensure building damage does not occur. Re the tennis courts, defer the re-surfacing; instead hire a tennis firm to power-wash the courts.
26. Take the money you are wasting by paying for tree removal and reallocate those funds into the reserves.
27. This is a leading question. You are offering false choices. Best approach is to curb extravagant spending on non-necessary projects. Too much \$ being spent on landscaping that wasn't necessary at the level you pursued and too much \$ being proposed for ruining the historic doors and windows of the B Bldgs. Stop buying all new everything. We didn't need new lights for the B blogs. Only some need new carpeting and paint. Why these wholesale extravagant projects? The reserves are too low due to your overspending.
28. To save money the glen dies not provide poop bags the glen Dog owners pay for their own poop bags to reduce monthly homeowner fee. Regarding water fees. All my other houses charge me for the water i use. We should have meters put on by the local water company. I see people who leave their water and sprays on all night long. They do this because they dont get charged for It. All the homeowner pay for this water abuser. With increased condo fees or assements. How can We increase the Enforcement for the indivial water abusers. Tickets put on the door knobs.
29. Worried about insurance premium increases. Curb unnecessary spending
30. Wouldn't our individual homeowner policies cover these gaps?

**Q7 What other specific topic(s) would you like the Board to focus on? (please limit number to 5 topics)**

- Please discuss openness of HOA volunteers to different ideas. 2. Allow time at the end of HOA meetings for open discussion. 3. Do not remove healthy trees that don't affect foundation. 4. Mosquito problem. Birds aren't enough.
- Keeping trees around the association, especially if their upkeep is low (looks much more aesthetically pleasing and adds a calmness to community) Regarding water and drainage, can we discuss mosquitoes in preparation for mosquito season? (Are there other methods besides birds? Any sprays that are nontoxic?) this is a big problem once mosquito season comes.
- (1) On question #5, I'm reading that as asking if reserves should be funded more than recommended, rather than fully funding reserves. (2) more trees!
- Do not want changes to quorum for by law changes
- Please have the board respond to questions or issues if they belong to the owners - please explain at least monthly or at least yearly the owner is responsible for and the potential cost - so we know what our condo fee actually covers

- 1. clean playground more often using a leaf blower and washing off bird droppings 2. trash corrals will be an improvement in the neighborhood - follow Fairlington Villages policy for not using 24 hours 3. bare grass spots - investigate using varieties of grass that is shade friendly
- Considering that the reserve study does not accurately state the capital reserve balance at the end of 2023 or project for the end of 2024 based on the budget approved at the annual meeting, we do not have the appropriate information need to answer question 5 and 6. The board should prepare a multi-year financial plan, distribute and review the plan at a board meeting to enable the make decisions regarding capital expenditures and changes in the assessment going forward.
- 1. fixing cracked walkways to steps; 2. fixing steps if cement between bricks has worn away; 3. check "roofs" over front/back doors to ensure in good shape; 4. continue to maintain roof gutter checks/"health"
- Adding more benches and picnic tables in common areas-some on the Quaker Lane side of Stafford. Consider adding bocce ball court.
- The board/buildings and grounds should look into allowing exterior modifications to allow vent of dryers and bathrooms. The current venting thru attics and into attics is no longer allowed under the state building codes. Safety issue!
- Keep within budget. Keep a prudent reserve. Spray wash the tennis course instead of special assessment to pay for court upgrades just for the pickle players. Or just let the pickle folks pay fees for surface upgrades. Conduct a monkey survey regarding the the top 5 Tips other associations are using to reduce condee fees. It has come to my attention that you went over budget and that will require a special assessment and increase fees to the homeowner is this true ? yes ? or no ? Thankyou. Look at buying in bulk regarding landscaping other maintenance material and supplies With other home owner associations around our nearby environs.
- Better communication and follow through with plans as advertised. Example- new plantings last spring- plans were not followed.
- Definitely need to act on and approve owner requests for modifications or repairs in between board meetings. Especially urgent repairs that involve repairs to combat and fix damage from water intrusion. It shouldn't take two months of nonstop emails and estimates sent to CMC to finally get an answer of, "you don't need permission, and we don't handle any of it. Go ahead and fix your water leaks and crumbling foundation." There should be a way of ensuring that CMC is responsive to homeowner questions and concerns and requests to pass requests to the Board. Who do we turn to if Ann Palbalkar doesn't even answer our emails or her telephone? It's like a black hole. I have water leaking into my basement with foundation and studs rotting, renters who don't want to pay rent because of damage, and I can't get any information on whether I can proceed to fix my house and make it safe.
- Please do not remove the tree in front of 3409. It looks good and is the long time home of many birds. Also, please adjust the use of lawn treatment. Insects and associated animals had significantly decreased. Despite some assertions, that is not due to extra light pollution (Although a problem), it has a lot to do with the use of chemicals on the lawn, and around the neighborhood.
- Mosquito mitigation
- Reduce big project spending; stick with required maintenance only for a while Have Rickey do more of the work around the community instead of contracting most of it out. Do not cap the window frames and sills with metal - they ultimately will degrade and stain the brick and will leak and destroy the wood underneath; the metal also dents
- I have been horrified by the behavior of a small group of abusive residents during the meetings. The board should be empowered to keep their feedback at a minimum. If that means moving to all in-person meetings, so be it.
- The Board should be more empowered to control meetings. They are dominated by an abusive and rude minority of meadows residents. 2) Court 11 should have assigned parking spots.



- 1. Plant additional trees, bushes, gardens where possible in the neighborhood. 2. Continued upkeep and/or replacement of the amenities (pool, tennis court, playground). Honestly, it's a great neighborhood so it was a stretch to even come up with those. Keep it up
- Cutting the extravagant B&G spending
- increasing native tree and native plant cover; reducing lawns and lawn treatments; removing invasive plants
- Before the Board considers restricting the use of flags (the American flag and garden flags) and other outside decorative enhancements (such as garden lights), they should survey residents and owners to get a sense if they support such actions. The Board should not act unilaterally on this issue. It is important to have the support of residents and owners on this issue before the Board gives further consideration to this issue.
- Decrease spending immediately; consult residents on proposed projects; listen to and consider feedback. 2. Find a qualified mason who knows what they're doing, and more closely monitor workmanship on all projects, particularly the painting, which is often very sloppy. We should not be accepting substandard work. 3. Search for a new management company. We do not seem to be getting adequate representation with CMC. And if our attorney was the one who said that an amendment can pass with approval of 2/3 of those attending a meeting, we also need to find a new lawyer. The documents are clear on that point. 4. Let residents know next Messenger deadline in the event they wish to contribute. 5. It was reported that Board was going to instruct residents with front electrical outlets (a violation of the Bylaws) to remove them, yet that hasn't happened. Of course, they were invisible (though still a violation) behind the larger bushes.
- STOP new projects that are not necessary expenses. Many long-time residents have spoken out against this Board's over-spending that has depleted out reserves.
- Civility.
- Outside water faucets on B Buildings. Unable to water new plantings.
- Why are you letting people clutter up our common areas with grills, flags, whirligigs? Why are you spending so much? We knew the county was going to put EV chargers in at the community center. Why spend so much on ones here? Why would we want expensive, ugly, smelly trash corrals that are not required by the county? Why are you spending so much ripping out trees and mature bushes? Why are you always buying new umbrellas and things for the pool? Stop the destruction of our property and the extravagant spending please.
- Carpet replacement in condo hallways
- I was unable to answer No on Question 2 and also leave a comment there. (Making a comment switched my answer to Other, but I wanted to go on record as a No.) If I understand correctly, there is currently no County mandate requiring us to install trash corrals. North Fairlington took this step voluntarily after a series of raccoon attacks there, which we have not had. The current system works well, with only sporadic incidents of trash bags being torn open by squirrels or crows. Residents need to be reminded to put out trash at the proper times, to tie trash bags securely and not to put large amounts of organic waste in a bag without putting it in a throw-away container (or freezing it first, as we do).
- Reduce light pollution. Softer, dimmer bulbs in lamp posts, front and back porches. Require decorative outdoor lights to be turned off by 11pm.
- Finish roofs, outer walls, and other structural projects before moving to the aesthetic.
- Allow for non-wood front doors. Cap all the window frames (like ALL the other Fairlington associations). Have a limit of 2 terms of being on the Board of Directors
- Review of improvement process. Arlington vs HOA
- When funds are available, replace or fully rehab the 27 B Building entry doors and sidelight structures.
- For health reasons the Board should consider having the mold and/or mildew removed from the walls and ceilings in the B building basement common areas. The mold and mildew may be indicative of the source of the water on the basement floors during heavy rain storms.

- Ways to save money by reducing maintenance costs so that monthly assessments stop rising every year. This can be investments like installing lower wattage lightbulbs in exterior lights, low maintenance shrubbery, etc., building fences out of longer-lasting materials, etc. Let's make smarter investments that we will benefit from in the long term.
- A better system for collecting recycling. Current bins blow around when windy, end up stacked, resulting in unorganized piles come Wednesday AM.
- A community volunteer initiative or working with Arlington County / City of Alexandria to provide better trash pick-up along Quaker Lane and King Street; it is very messy and a bad reflection on the community. Activate a more pro-active Neighborhood Watch program based on the increase in concerning incidents in Fairlington North and South.
- creation id grilling area?
- Reconsider the need for Court Chairs. Information is not always passed along in a timely manner, email lists for court residents is not always updated so new residents don't get information and residents who no longer live in the court still receive these email, and particularly troubling, is that it seems court chairs have intentionally decided not to pass on information from the board. There are other more efficient, reliable and secure ways for residents to receive information from the board, and they should be relied upon. Likewise, there are other alternatives to pool pass distribution. For example, the Commons uses a box at the pool to collect forms requesting pool passes. The pool passes could be distributed at the same place as the box to collect forms and also available for download on the website. Members of the Pool Committee could be responsible for reviewing forms and providing cards.
- Removing flags and garden decorations
- Board should do their job and save money. No more signage anywhere - too many signs! Thank you for the new trees, but let's have more evergreens. Keep historic character - no replacing B Building doors and windows - just restore them. No more egress windows unless you can prove you can climb out of it or put it in your own backyard. Stop removing foundation plants - all we see are window wells, drainage stuff, etc.. Garbage corrals are not needed - ugly, smelly, waste of space. No more EV chargers - plenty at community center and nearby.
- Have a plan for mature trees (those not looking too good) that will need to be removed in the next 2-3 years. Security ideas for vandals that break into cars in the neighborhood.
- Decreasing condominium fees.
- Anything that can be done to address neighborhood-wide traffic issues (excessive speeding, failures to stop, etc.)
- I would like the community to improve the trash situation on the streets surrounding the community. It's shameful the amount of trash on these areas. Maybe Lindsay could pay for some company to pick up trash on a routine basis. I assume most of the cars parked regularly on Quaker Lane are their employees. I don't know who to make responsible for King Street, unless it's the homeless man who lives there. This comment is intended as a joke. He is not responsible for the trash situation.
- Risks of water damage to our units due to old roofs, chimney leaking, foundation issues, poor drainage, etc. Arlington seems to be getting more heavy rains every year.
- Noise and carpet coverage in B buildings.
- Address the ongoing repointing issues
- Clean brick near ground level that is turning green due to a lack of gutter coverage for all units. This happens with particular frequency in Clarendon units in the front and back. Not sure why they don't have gutters. Also, porch repairs need to continue. The porch at 3401/3403 S Utah is in bad shape and dangerous for little kids.
- Landscaping - we were happy prior to replacement last year. Now everything looks barren and dead. Roofs - interested in what the schedule is. Several need work.

- Working with whomever we need to in order to fix the zoning issue that is hampering interior improvements.
- Projects to improve drainage and grass coverage; explore community garden; research sustainability and climate resiliency adaptations for common spaces and units
- Please prioritize the B building renovations promised to the residents, in the original time lines planned, before consideration of any new or additional costs that could potentially further delay these renovations.
- Q 5 would have been better to answer with the amount for what that reserve would need to be increased to - for context. Not having the total # in mind, we said no.
- Lights at door and in halls of B buildings (too bright, place on a timer/motion sensor or be able to turn off). Community social events
- Anesthetics (upkeep), compliance of rules by owners & renters with consequences
- compost collection - installation of more trash cans around the perimeter of the Meadows - fixing basketball hoop that is too high on court - consider a list of contractors who are familiar with our unique houses and condo policies for when residents need or want work done - some more recreation installations around the neighborhood-- bocce? Horseshoes? Other lawn games?
- Research companies in Arlington that do lawn care using electric equipment - it's more environmentally friendly, does not create so much noise, -and much less pollution.
- Building permanent trash receptacles Replanting fast growing trees along Quaker lane Drainage improvement Grass regrowth (without herbicides)
- Fix Landscaping mistakes at 4281 35th S. 2. Add a backboard to tennis area
- Fix masonry on porches where they are clearly failing and are a hazard
- Basement water incursions.
- Electric vehicle chargers Option for aesthetically pleasing solar panels on roofs
- Transparency
- Community events and maintenance of back of building landscaping
- Improve lifestyle amenities that can benefit all residents. Consider installing a "picnic pavillion" to hold outdoor events. Consider installing a brick barbeque grill for people to grill outside (especially helpful for B-building upstairs residents). Consider installing a bocce court or a volleyball court. These types of permanent structures would be well received. Tens of thousands have been invested in the pool, tennis courts and playgrounds. The suggestions above would cost only a fraction of the other projects.
- Reserved parking for the residences along the Stafford street circle that don't have reserved spots and have to rely on street parking