

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
SOUTH FAIRLINGTON COMMUNITY CENTER  
APRIL 26, 2005

**IN ATTENDANCE**

John Thurber	- President
David Andrews	- 1 <sup>st</sup> Vice President
Judy Pisciotta	- 2 <sup>nd</sup> Vice President
Bryan Hochstein	- Secretary
Diane Thurber	- Recording Secretary
Paul Leddy	- Community Manager, CMC
Chuck Edwards and Lisa Farbstein	- Co-Chairs, B&G Committee
Ed Hilz	- 3405B S. Stafford Street
Debbie Diener and Gary Hauptman	- 3371 S. Stafford Street
Richard and Kathryn Sheehey	- 3387 S. Stafford Street

**CALL TO ORDER** 7:06 p.m. Quorum.

**EXECUTIVE SESSION** By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss delinquent accounts and a personnel matter. Following discussion, by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session.

**APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED, the minutes of the March 29, 2005, meeting were approved as presented.

**WEB SITE** Request that the web site be brought current in order to provide access to basic information, including meeting dates and minutes of the Board meetings. Per Mr. Leddy, CMC can manage it for a small monthly fee.

**33<sup>rd</sup> STREET AND QUAKER LANE** Fairlington/Shirlington Neighborhood Conservation Committee sent out a survey as part of its Neighborhood Plan. Suggestion received to replace bush at end of 33<sup>rd</sup> Street with something lower, as it prevents motorists from checking traffic. B&G will look into cutting the bush back.

**WATER ISSUE** Resident contacted the Board re: drainage problem in the common area adjacent to her unit. Standing water is seeping into her basement due to lack of drainage in the area. There is erosion around the window wells, and water pools in the low-lying common area. She has a sump pump, into which a drain could be tied. The area was inspected by Mr. Leddy and by Valley Crest, who provided a proposal to correct the problem. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal of Valley Crest to install three drain boxes connected by buried solid 4" PVC pipe, to daylight beneath the fence. The boxes are twelve to eighteen inches square and flush with the ground. Mr. Leddy will schedule the work with Valley Crest.

**MAINTENANCE ISSUES** Resident sent a letter to the Board with a number of requests, several of which have already been addressed. Remaining issues are: (1) Water collects on the sidewalk in front of his unit, leaving mud and dirt behind, as well as ice in the winter. The water remains for a day or two; in some adjacent areas grass will not grow, and he is also concerned about mosquitoes. The Board will ask our on-site manager, Valley Crest and/or Mr. Leddy to assess the problem and recommend a possible solution; Mr. Thurber offered to check it himself the next time it rains. (2) Resident has spoken to County Board

members re: constructing a six- to eight-foot brick wall as a sound barrier to Quaker Lane, and represented that “the County might be willing to contribute funds to assess it.” (3) He will work with B&G on planting a tree in his patio, and understands that the tree may not exceed 25’ in height at maturity. He was advised to consider his neighbors’ sun rights prior to selecting a tree, and he said he would speak to them. (4) When he receives the specs for replacing his heating and cooling system, he will forward them to the Board. He was cautioned that no additional penetrations may be made in the building, and that if he is considering adding capacity to the unit, the County may have a problem with the additional condensate. (5) He does not plan to replace his windows at this time, but instead will install storm windows. (6) He removed the back paneling and discovered water entering the unit through the window well. The window is not properly sealed, the framing is old, porous and moldy, and won’t hold back water; therefore, he would like to replace it. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to allow replacement of rear basement window with a white sliding window, including replacement of the frame. There will be no enlargement of existing framework. (7) Previous owners dug up the grading and replaced it with a brick patio “which is just laying there.” He would like to dig down along the foundation, add waterproofing and refill with dirt to fix the grading and correct the drainage. The Board requested that he submit a more formal plan for this work, as it could potentially affect the structure of the building and/or the foundation. (8) He would like to replace the mail slot with one that is slightly wider and energy efficient. He was cautioned that he is responsible for any damage caused to the door, including replacement.

**B&G COMMITTEE** - The Committee received and reviewed a proposal from Valley Crest for the spring planting, including annuals in the circle. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve expenditure from B&G’s budget for spring planting. A portion of the price of the annuals will come from monies raised at the biennial yard sale.

- Re: drainage issue in Court 15. Valley Crest will assess and make a recommendation; however, attempts already have been made to remedy the situation, so there may not be much more that can be done.

- Updates on items from IPM Report Number 1:

1. Committee working with the County on maintaining street trees, as well as those along Quaker Lane. They have been pruning dead wood, and will be doing some removals and replacements; we expect to lose one or two trees on S. Utah Street.

2. Some interior tree work can be done by our maintenance crew. Items requiring a professional will be referred to Hook’s Tree Service.

3. Mr. Leddy will request a proposal from Valley Crest re: drainage issue on S. 35<sup>th</sup> Street, where water stands and is damaging new trees.

4. Proposal to spray five American elms will be sought.

5. Leyland cypress trees adjacent to the Glen’s tennis courts should be removed, as they are half dead and one is seriously encroaching on the sidewalk. Residents in Court 6 wish to maintain a screen between themselves and the courts.

6. Crabapples adjacent to our tennis courts will be removed in the fall. Again, residents would like to maintain a screen.

7. Mr. Leddy will report to the County the tripping hazard at 3479 S. Stafford Street being caused by the tree heaving the sidewalk and curb.

**SEWERS** The Board reviewed, section by section, the Sewer Lateral Repair and Relining Scope of Work prepared by Mr. Thurber. The few additional changes will be incorporated into the document and returned to the Board for final review. Mr. Leddy is attempting to locate potential contractors for this work.

**REPLACEMENT WINDOWS** Resident represented that remaining three original windows in the rear of her unit on S. Stafford Street would be replaced as a condition of sale. If not properly accomplished, buyers will be charged with violation.

**ROOFS** - Roof repairs are taking place today and tomorrow on S. 35<sup>th</sup> Street

and S. Stafford Street, in accordance with proposals received from Katchmark. Is there any reason for not covering the brick holes in the chimneys? If not, cover.

- The Board received a "Budget Estimate for Roof Replacement" from Gardner Engineering. Once the Board informs them that they accept the proposed budget range, Gardner will prepare the design specs and RFP, and the project will be bid out.

**POOL** The pool has been emptied, cleaned, and refilled, and the furniture set up; there are still some plumbing issues to be addressed. Pool Committee met with new Pool Manager, who reported that she has a full complement of lifeguards. The furniture needs to be scrubbed, and there is squirrel damage to some of the straps. Replacement straps will be ordered, and perhaps our maintenance crew can make those repairs. Pool opens May 28.

**SIDEWALKS** Last August, Dominion examined and repaired (under warranty) several sidewalk panels in Court 14, which were flaking and spalling. It was believed they may have been damaged by the application of salt or other deicing chemicals, perhaps by a resident, before they were fully cured. It now appears that those same panels are experiencing the same problem again. The Board will seek a second opinion from Portugal Construction as to what is causing this. The area is no longer under warranty, and Dominion has submitted a proposal to correct the problem a second time.

**PAINTING** The Board reviewed and revised the painting specs. Suggested changes will be incorporated into the document and returned for final review and approval. Courts 3, 14 and 15 will be painted this year. Re: oversight, it was suggested that perhaps Mr. Ramirez should be assigned to the task full-time for the duration of the contract; they will solicit Mr. Clark's opinion. Mr. Leddy will schedule a pre-bid meeting to assemble the contractors and explain the specs; their foremen and our maintenance crew should be included in that meeting. Mr. Clark will determine how many windows have been replaced so those are not included in the bids. Mr. Thurber will meet with our maintenance crew to discuss quality control, and that issue will be written into the specs. Mr. Leddy suggested that the dormers and flashing can be checked from the ground using binoculars. Interiors of the B-buildings will be painted by our maintenance crew during the off-season.

**NEXT MEETING** Monday, June 6, 2005, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

**ADJOURNMENT** By MOTION duly MADE, SECONDED and CARRIED, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Diane L. Thurber  
Recording Secretary