

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
SOUTH FAIRLINGTON COMMUNITY CENTER  
MARCH 29, 2005

**IN ATTENDANCE**

John Thurber	- President
David Andrews	- 1 <sup>st</sup> Vice President
Judy Pisciotta	- 2 <sup>nd</sup> Vice President
Paul Kealey	- Treasurer
Diane Thurber	- Recording Secretary
Tony Rouhani	- Senior Property Manager, CMC
Paul Leddy	- Community Manager, CMC
Chuck Edwards	- Co-Chair, B&G Committee
Paul Taylor	- 3365 S. Stafford Street
Ed Flood	- 3367 S. Stafford Street
Richard Sheehey	- 3387 S. Stafford Street

**CALL TO ORDER**

7:00 p.m. Quorum.

**EXECUTIVE SESSION**

By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss the status of two delinquent accounts. 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 February 22, 2005, meeting were approved as presented.

**B&G COMMITTEE**

Committee members met with Valley Crest to inspect the grounds for the spring planting; a proposal is forthcoming. Other items:

- Fence cap boards will be replaced as needed.
- CMC will contact Virginia Power to request that they paint the electrical boxes (many are rusting) and remove those that have been abandoned.
- The maintenance crew will replace shutters on buildings in the painting cycle, as needed, so that the two shutters on the same window are a matched set.
- Mr. Ramirez is painting the interiors of the B-buildings.
- The Committee is requesting that specifications for patio lights be established. Some have been replaced with large spot lights.
- Stepping stones will be installed in the back common area between Courts 7 and 8.
- Mr. Clark will survey the buildings for ivy, and let residents know that it will be removed.
- The ground around one of the sewer clean-outs on S. Utah Street is settling and the resident has requested repairs. B&G will inspect the area.
- CMC was asked to send a letter to resident on S. Stafford Street, instructing her to remove personal items from the common area behind her unit.
- Valley Crest will begin mulching and mowing as soon as the ground is drier, possibly next week.
- The Committee believes the selection of exterior door colors should be reviewed and revised, particularly the blue. Do we still have the file showing the previous slate of approved colors?

**STORAGE BOXES**

CMC actually has only one box of Meadows files in storage, which it needs for the audit.

**COURT 3 ISSUES**

- Resident reported that there are styrofoam peanuts strewn about the

Court. Mr. Thurber will ask the maintenance crew to collect them.

- The word "Reserved" and the unit number have been obliterated from resident's parking space, causing at least one person to believe that it was an unmarked visitor space. His space, and possibly others, need to be repainted.

- Another resident also expressed concern about the amount of trash littering their court, which he says has become a real problem within the last six months. When people put their bags at the light posts and near the entrance sign, that just spreads it out more. The Board will make an extra effort to enforce the pertinent Bylaws re: trash.

**RESIDENTS' ROSTER** The roster for the Court Chairs has been prepared, and was given to Ms. Thurber and Mr. Edwards for review prior to making additional copies.

**ZONE PARKING** Ms. Pisciotta attended the parking meeting sponsored by the FCA, at which Arlington County reps were present, seeking input on the implementation of zone parking. It was felt that there needs to be more consideration for those living across from the FCC, near schools and libraries, etc. When the FCC became a community center, the County promised that patrons would use the adjacent parking lot and not take up street parking, but that has not been the case. Extending the hours in the Zone 11 area was suggested, such as until midnight and including weekends. Several options were discussed. There is also the question of whether Fairlington even qualifies for zone parking because we are not single family homes. Ms. Pisciotta suggested better enforcement of the restrictions, because the only time cars are ticketed is when someone calls. The County will continue studying this issue. Ms. Pisciotta reiterated to the County that the FCA does not act on our behalf; there is no contractual relationship with them, and no specific representatives. Fairlington Meadows wishes to be dealt with as an individual community, and we do not assign our rights to anyone.

**RESIDENT REQUESTS** - Resident contacted the Board by letter dated February 23, 2005, re: home repairs. He reported that he is putting this matter on hold for now because he has determined that the contractor he selected is not insured, and he is pursuing other options. He did request, however, that the gutters on his unit be re-fastened, as they are pulling away from the building.

- The Board received a letter from a resident on S. Stafford Street notifying them of his intent to repair his patio or replace it in kind. He represented that there would be no structural changes. By MOTION duly MADE, SECONDED and CARRIED, resident's request was approved, as outlined in his correspondence dated March 10, 2005. Resident will be notified of the Board's decision by CMC and cautioned to minimize any damage to the common grounds, repairs for which will be his sole responsibility.

- By MOTION duly MADE, SECONDED and CARRIED, the Board approved the request of resident on S. 35<sup>th</sup> Street to make renovations to her unit, including basement bathroom remodeling, wall-to-wall carpeting, painting, and lighting and flooring in kitchen, as outlined in her letter dated March 25, 2005.

**ROOFS** - By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal of Katchmark Construction, Inc., for roof work on S. Stafford Street as set forth in their proposal dated March 7, 2005.

- One of the engineers at Gardner quit, so they have been very busy, but will get the specs written, as discussed at previous meetings. The Board is anxious to move forward on this, particularly as it pertains to the roof replacement on S. Utah Street.

**SUNOCO CREDIT CARD** The Board will be opening an account at Sunoco on Quaker Lane, as it is more convenient than the station the crew currently uses.

**IMPROPER REPLACEMENT WINDOWS** Replacement windows at unit on S. Stafford Street are incorrect, in that the exterior sill is wrapped. Resident claims former Property Manager assured her that was acceptable. She is welcome to present her case to the Board, but it is their position that the homeowner is

responsible for ensuring compliance with the Guidelines, which prohibit wrapping the sills. Resident must bring windows into compliance.

**TERMITES** The Board received four separate proposals covering six units for renewals of termite warranties with Home Team Pest Defense. What is the reasoning behind this? Are termites a continuing problem? Ms. Leddy will request an explanation from HTPD, and also find another company to inspect the property and give us a second opinion. The current method is not to drill, but to set up an attractant in the ground then check it for termites. The insects are neutered, and the process is much less invasive.

**SEWERS** The Board reviewed, section by section, the Sewer Lateral Repair and Relining Scope of Work prepared by Mr. Thurber. Comments will be incorporated and a revised document prepared. The remaining unresolved issue is the terms of the "guarantee" under Phase II. The Board wishes to get the best and longest possible guarantee. What does the manufacturer of the process offer? Also, who do they recommend as a local installer?

**PAINTING** Carpentry repairs are finished, so we need to get Palmer Bros. back to complete the painting contract because there is exposed bare wood. Mr. Leddy hopes to have them back by mid-March. He is currently lining up contractors for the next painting contract.

**TENNIS COURTS** Can Applicators get the resurfacing done in April rather than May? Mr. Leddy said he was told that, weather permitting, it would be done *at the latest* by Memorial Day.

**PLAYGROUND** The Board instructed Mr. Leddy to order four cushioning mats for the playground. Three will be used under the swings and one at the slide, and they will be installed under the mulch. Additional mulch is also needed.

**COMCAST** Mr. Thurber prepared the "Exhibit 'A' to Cable Television Contract with COMCAST," which he requested the Board review and be prepared to discuss at the next meeting.

**NEXT MEETING** Tuesday, April 26, 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 9:20 p.m.

Respectfully submitted,

Diane L. Thurber  
Recording Secretary