

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
MAY 17, 2006

- IN ATTENDANCE** John Thurber - President
 David Andrews - 1st Vice President
 Lisa Farbstein - 2nd Vice President
 Diane Thurber - Recording Secretary
 John Kilkenny - Community Manager, Condo Division, CMC
 Chuck Edwards - Co-Chair, B&G Committee
 Ed Hilz - 3405-B S. Stafford Street
 Javier and Caroline Gil - 3373 S. Stafford Street, A-2
- CALL TO ORDER AND QUORUM** 7:05 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT, the meeting was moved into Executive Session to discuss a legal matter and a personnel issue. Following discussion, by UNANIMOUS CONSENT, the meeting was moved out of Executive Session and into regular session at 7:15 p.m.
- APPROVAL OF MINUTES** By UNANIMOUS CONSENT, the minutes of the April 5, 2006, meeting were approved as submitted.
- APPROVALS SUBSEQUENT TO MEETING** By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved by the Board via e-mail between the time of the last regular meeting on April 5, 2006, and this meeting. Those items are:
1. Main-level remodeling project on S. Stafford Street, as outlined in the contract with Fairlington Window & Door, dated April 4, 2006.
 2. Window replacement on S. Stafford Street, as outlined in the proposal of Fairlington Window & Door, dated May 1, 2006.
 3. Patio renovation on S. Stafford Street, per the drawing submitted by homeowner.
 4. New storm doors on the front and back of a unit on S. Stafford Street, as requested by homeowner. Back door will contain a "doggie door."
 5. Window replacement on S. Stafford Street, as outlined in the proposal from HB Services, LLC, dated March 2, 2006.
- VIOLATION NOTICES** The Board has a list of all current violations and action required. Mr. Clark has a form letter which he posts on the door noting the violation and instructing residents to contact him with any questions (or, in his absence, Mr. Kilkenny). This has been successful in handling many of the issues and has eliminated the need for CMC to send letters. Residents see Mr. Clark and Mr. Ramirez every day and are comfortable dealing with them.
- COMCAST** The proposed agreement remains under review by counsel. The Board now has a point of contact on this issue with the County, which representatives of the Mews established. Mr. Thurber would like to extricate the COMCAST agreement from the Exterior Architectural Criteria so the Board can move toward approving that document. COMCAST is now aware of Fairlington's historic designation, as well as our installation and maintenance criteria.

VIRGINIA LAWS Mr. Kilkenny reported that legislative changes regarding “control of vicious dogs” and “towing” are scheduled to become law in Virginia by July 1. Once these laws go into effect, Mr. Kilkenny will provide details and inform the Board of any Bylaw changes that may be required as a result.

RESIDENTS’ FORUM:

Windows - Resident requested and was denied a waiver to the Replacement Window Guidelines

Rodent Infestation - Resident has had a “bait box” in his patio for the past six weeks because he claims to have seen rats. He stated that the inspector from Home Team Pest Control recommended putting out additional bait boxes in the area because he did not know where the animal was coming from. Mr. Kilkenny was told by HTPC that they were unsure of the type of animal and that it could possibly be an opossum or a raccoon. HTPC will monitor the bait boxes and report back to CMC.

Mowing Issues - Resident unhappy with lawn maintenance near his unit and cited specifics. Mr. Edwards acknowledged that there were a few areas that needed additional attention, and when he called, a crew came back to correct those items. They got “off-cycle” because of rain and the long spring, but should be back on their regular Friday schedule this week. The five levels of oversight to the lawns contract are the Board, CMC, on-site maintenance, the B&G Committee, and contractor’s own supervisors. Resident was told to contact Mr. Kilkenny with future complaints. Overall, the Board is pleased with the performance of Valley Crest.

Lead Abatement Residents tested for lead in and around their building subsequent to moving into the Meadows and reported the presence of detectable levels. The Board noted that there are also specific numbers for levels of acceptability. They requested that the Association perform additional testing and abatement. Both the Board and the residents had researched this issue, and both quoted from federal, HUD, EPA and the National Center for Lead regulations in support of their positions. The Board could not find anything that mandates the Association pay for testing or abatement and, in fact, found just the opposite. It is not within the Board’s legal authority to appropriate Association funds for this purpose and they are unwilling to establish a precedent for something the Association is not legally bound to do. The Board understands the hazards of lead paint, but since 1978, the building in question has undergone at least seven painting cycles, and during each one loose paint and caulking on both the interior hallway and exterior of the building were removed and covered by latex paint. There is sufficient containment unless the area is chewed on. The cost to remove all paint down to bare wood would be prohibitively expensive. The Board requested a copy of any reports and other documentation stating that the Association is obliged to perform such testing. They will authorize a visual inspection and wait to hear back with photographs of the areas in question.

B&G COMMITTEE - The Board reaffirmed its approval of B&G funds for the spring planting, the purchase of annuals, and the removal of snow-damaged materials.
- The date of the patio tour has been changed to July 22, 11:00 to 5:00.
- The Committee has requested a proposal to restore the grounds in Courts 9 and 11, which were damaged by sewer repairs. The tree that was lost in Court 9 will be removed and replaced.
- Another proposal is being solicited to clean out the cedars on Quaker Lane that were damaged by the January snows. Fortunately, the new plantings installed by the County are filling in nicely.

- The Committee is conducting a survey of trees that are touching the buildings, and will request a proposal for trimming those trees once the survey is complete. Overgrown trees in patios are the responsibility of the homeowner. The Committee will also note where ivy needs to be removed from fences.

- The Committee has prepared a list of gardens in common areas that are not being taken care of by residents. Letters will be sent informing residents that if the areas are not tended, the Committee will have them restored to grass.

- The spring planting is scheduled to begin May 24. Items damaged in the winter storms will be removed and/or replaced at that time.

- The parking lots will be painted and re-stripped May 23-25, five lots per day for three days. Mr. Edwards will remind Valley Crest not to drive over the new markings while they are still fresh. This project was delayed briefly due to weather.

**POOL COVERS/
SIGNAGE**

Mr. Kilkeny noted that our pools are not currently covered during the off-season, and believes the Board should give serious consideration to purchasing covers. The Board authorized him to get a proposal from Century, which should include installation, including rivet-and-eyelet holders, warranties, and maintenance. The covers would be properly removed and stored in the spring and placed back on at the close of the season. The Board also asked Mr. Kilkeny to check on the status of the "signage" items recommended by Century. He noted that the blood cleaning kit and eye wash kit are both County requirements.

WOOD REPAIRS

By MOTION duly MADE, SECONDED and CARRIED, the Board approved the proposal from American Exteriors, Inc., to make repairs to the front porch at 3361 S. Stafford Street, in accordance with their proposal dated April 19, 2006.

**RESIDENT
REQUESTS**

- Resident on S. 35th Street requested that a gutter be added to the portion of her roof where there currently is none. She believes that water penetration at that point is causing plaster damage inside her unit. The Board will ask Mr. Clark to inspect the roof to determine if there is missing slate and to make a recommendation on whether or not additional gutters and/or downspouts are needed.

- By MOTION duly MADE, SECONDED and CARRIED, the Board approved a window replacement request on S. Stafford Street, per the proposal from Fairlington Window & Door, dated April 28, 2006.

NEXT MEETING

The next meeting of the Board will be held on Tuesday, June 27, 2006, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT

By UNANIMOUS CONSENT, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary