

Meadows Messenger

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Third Floor (attic) Window Replacement

Third floor (attic) windows need to be replaced at the same time as the windows on the front and rear of your unit.

Third floor windows are to be the 4x4 grid pattern and may be an egress style casement window if the third floor is finished into living space.

For more information, please refer to the Meadows website on the Documents Tab re window replacement.

Buildings & Grounds Committee Update

The multi-year landscaping rejuvenation of the Meadows' fifteen courts is nearly complete. Courts 3 and 7 were finished in the fall. Courts 10 and 12 will be completed this spring. Per our warranty, plants installed by Lancaster Landscaping that have perished will be replaced this spring.

The rejuvenation process has evolved over time with emphasis on the retention and planting of native plants that are resilient and better acclimated to our climate than non-native species. When we all resume watering, it is important that neighbors work together to ensure that new plantings are watered during dry periods. If you need a hose or sprinkler, please contact Ricky Henderson, our Maintenance Manager. Thank you to those who watered during the dry periods this past summer!

There are a number of new trees that you will see in the pool area and along the inside of our fence on Quaker Lane. Some were purchased from Lancaster, others were raised by residents, (including Shirin, Iolaire and Margaret), and some were donated by Arlington County, the Master Gardeners of Northern Virginia and other local non-profits.

The outside edge of Quaker Lane along the Meadows is in need of improvement and the County will be removing dead trees and installing thirteen new evergreens this spring. The photinia bushes that were cut down due to disease will be allowed to regrow between the newly planted evergreens to hopefully create more density.

Thank you to all who participated in the Storm water Tax Credit events this fall and winter! Arlington County enacted this new storm water tax to help address flooding and related water issues. Various actions can be undertaken by homeowners including condominiums, for credits to reduce this new annual tax. The Meadows earned the maximum credit for planting native trees. Meadows residents attended an online storm water education event, picked up litter, eradicated invasive plants and marked all the storm drains in the Meadows and even some in the Glen! (Thank you Michelle!) This effort will be an annual undertaking and Michele has volunteered to lead the 2024 process. Thanks again to all who participated.

No Dogs Off Leash

Owners are reminded that Arlington County requires that dogs be kept on a leash and that it is unlawful for dogs to run "at large." Residents are reminded to take extra care to keep their dogs from running out the door.

Even if a dog is friendly, it takes only a moment for an excited, unsupervised dog to become a "dangerous dog" under County Code by injuring a person or another dog. Excited dogs can injure others by jumping as well as biting, especially if the dog is large.

Changes to the Visitor Parking Space Usage

Visitor parking management was updated by the Meadows Board of Directors in 2023. Painting of usage notices in each parking spot is now complete. There has been a marked change in availability in the visitor spots noted already. Short term, visitor parking is noticeably more available and resident abuse of the visitor parking spots has greatly reduced.

The TownSq notification system to the Board, CMC representative and maintenance personnel has been established and tested. Notices that Board members and residents can post on offending vehicles are being written. Residents are reminded that the Board does not monitor the visitor parking spaces. It is the responsibility of residents to use TownSq to notify the Board of potential abuses of the visitor parking spots.

Residents wishing to notify the Board of potential visitor parking violations must sign on to TownSq and create a REQUEST using the PARKING VIOLATION category. Photo(s) of the vehicle and observed violation parking dates and times need to be provided. Creation of the request triggers a notice to be sent to Board members, CMC representative and maintenance personnel of the issue. Initial notification to violators of the visitor parking spots will be paper notices posted on the vehicle. General notification to all Meadows TownSq users of a vehicle parking issue will follow. Towing of the vehicle is a last resort action, except as noted below.

Repeat visitor parking violators will be immediately towed at the owner's risk and expense when notified by residents of repeated visitor parking violations.

Please remember that assigned parking spot issues are to be dealt with by the individual unit resident, not the Meadows Board, CMC representative or maintenance personnel.



Common Area Recycling Bin Usage

Our contract with Capital Services includes providing recycling bins weekly in the common area for use by residents and visitors to recycle plastic bottles, metal cans, newspapers, magazines, and cardboard boxes. Used pizza boxes, fast food containers/bags, and soft drink cups all go in the trash and not the recycling bin. No plastic bags should be placed in these bins.

Recently our maintenance staff has found dog poop bags, soiled diapers, and glass wine bottles in the recycling bins. When this happens, all the materials in the recycling bin are discarded in the trash.

The Board reminds everyone to use the appropriate trash/recycling receptacle when disposing of casual trash in the cans along the perimeter of the Meadows. These cans are not to be used for household trash/recycling.



What happened to the fireflies?

Those of us who grew up seeing fireflies every summer night have wondered: what happened to all the fireflies? But it isn't just fireflies. Recent research has found over forty percent of insect species have seen steep declines in the past decade, with similar drops forecast for the near future. Over a third of the thirty million or so insect species on earth are now threatened with extinction.

A number of factors have caused this including use of pesticides, loss of habitat, and overall industrial pollution. A new study in the Journal of Biological Conservation adds another major cause to the list: human-created light pollution.

This study reviewed 229 previous studies of the impact "artificial light at night" has on insect species. About half of the insect species on earth are nocturnal, meaning that artificial light can have a big impact on their life cycles. Excess light makes it difficult for some species -- like our fireflies -- that rely on bioluminescent cues, to find mates. Some insects use polarized light to find bodies of water where they breed and reflections from outdoor fixtures confuse their sense of direction. Moths and other flying insects are drawn to outdoor lights. It is estimated that about one third of the insects swirling around those lights die by morning, either by being gobbled up by predators or simply from exhaustion. In some cases, LED lights make the problem worse.

On the other hand, lights also attract some insects we would rather stay away, like mosquitoes. Our streetlights provide ample light for sidewalks and every porch has an overhead or wall light. Please do not make the problem worse! Do your part to reduce excessive lighting at night:

- DO NOT install garden lights in landscaping beds.
- DO NOT install lights pointing up at the sky.
- DO NOT install string lights in your patio or any lights above the fence line.
- Please REMOVE any lights you have already installed.
- Finally, consider using motion activated porch lights at your rear door. They will still give you needed security, but will reduce the harmful impact on insects.

Interior Home Improvements: Guidance from the Virginia Condominium Act

The following paragraph is direct from the Code of Virginia, Title 55.1 Property and Conveyances, Subtitle IV. Common Interest Communities, Chapter 19. Virginia Condominium Act, Article 2. Creation, Alteration, and Termination of Condominiums, 55.1-1931. Alterations within units:

55.1-1931. Alterations within units.

A. Except to the extent prohibited, restricted, or limited by the condominium instruments, any unit owner may make any improvements or alterations within his unit that do not impair the structural integrity of any structure or otherwise lessen the support of any portion of the condominium. However, no unit owner shall do anything that would change the exterior appearance of his unit or of any other portion of the condominium except to such extent and subject to such conditions as the condominium instruments may specify.

The above Virginia Code is the guiding principle for homeowners' right to modify the interior of their units. This guidance, in conjunction with the Fairlington Meadows Master Deed, Book 1846, Page 22, Twenty First section, sub-section B(5), stating: Each co-owner shall be required to notify the Council of Co-Owners or its delegate of all improvements made by the co-owner to his Family Unit, the value of which is in excess of One Thousand Dollars (\$1,000.00).

The wording of these documents requires notification, not permission, by the Council of Co-Owners, for changes to the interior of the units as long as no supporting structural components are modified. The Council of Co-Owners does provide reminders to owners of the rules governing contractor practices (work hours, noise, location of outdoor workspace, impact to landscaping) that are available on the Meadows website when notices are given to the Board.

If any structural supporting modification (load bearing wall) or exterior modifications (windows, doors, handrails, egress windows, sliding doors, skylights) are requested, these require the Council of Co-Owners review and decision to approve or not approve the requests at Council meetings.

It is the homeowner's responsibility to be aware of and adhere to all Meadows Master Deed, bylaws and policy resolutions. These are all available on the Fairlington Meadows website.

Fairlington's National Register Designation Impact on Modifications to Private Property/ FAQ about National Register Designation Impact of Modifications to Private Property

Lately, there have been many comments about the historic designation of Fairlington and any restrictions on modifications being proposed by private unit owners.

Below are two Frequently Asked Questions and responses concerning altering a property that is on the National Register. The first is from the National Register of Historic Places and the second is from the Virginia Department of Historic Resources.

Q: What are the restrictions, rules, regulations for historic property owners?

A: Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.

<https://www.nps.gov/subjects/nationalregister/faqs.htm>

Q: Will anyone be able to stop me if I want to alter or tear down my property once it's listed?

A: No, with only a few exceptions and not because of listing on the registers, as follows. A local historic preservation ordinance may require a property owner to follow the local architectural review process before receiving a construction or demolition permit, whether or not the property is listed in the state or national registers. If a property owner donates a historic preservation easement on the property, receives federal or state tax credits, or accepts a federal or state rehabilitation grant, then certain restrictions on alterations or demolitions will apply. Most often, however, only local building codes and permit requirements must be satisfied, as with any property.

a://www.dhr.virginia.gov/pdf_files/Virginia%26#39;s_Historical_Registers_A_Guide_2017.pdf



Limited Occupancy in Bird and Bat Houses this Year

The Meadows installed eight birdhouses at the beginning of the summer, hoping to attract Bluebirds to assist in the management of our burgeoning mosquito population. Upon inspection of the seven remaining birdhouses at the end of the season (one homeowner removed the birdhouse because they didn't want it on "their" fence) did not reveal any nesting activity but, there was evidence that birds had at least visited most of the birdhouses. Maybe next year, nesting will begin.

We do know bats are in the area since they are seen by residents near the pool in the summer months eating mosquitos. There was an incident reported to the board of bats entering a Meadows unit. There was no direct reported observation of bats entering or exiting the bat house mounted on our tennis court fence.



If anyone has observed bats entering or exiting the bat house, please email the Board with the date and approximate number of bats observed.

Maintenance of Outdoor Faucets are Individual Unit Owner Responsibility

Each Meadows unit (except for second floor B1 and B2 units in our B buildings) has two outdoor faucets. One faucet is located in the rear patio area and one in the front or side of the unit. Homeowners are responsible for the maintenance of these faucets. The front or side faucets can be used by Meadows Maintenance staff and contractors when necessary (cleaning out gutters for example).

Residents should disconnect hoses from the faucets when freezing temperatures are predicted and turn off outdoor faucets using the interior shutoff valve when winter weather hits.

Burst pipes are the unit owner's responsibility to keep in working order. An indication that a pipe is burst is water pouring out of the outside wall when the water is turned on. Outdoor faucets being present and fully operational is an item on the Meadows sale inspection checklist and missing or inoperative faucets will be reported as a defect to the prospective owners/buyer.



Weed Control Treatments in the Meadows

Two years ago, as part of the Meadows common area landscaping rejuvenation, the Board conducted a survey about what kind of lawn and weed treatment our residents wanted, with three options: chemical treatments; use of only organic treatment, and no treatments whatsoever. Each of these options earned a third of the votes. After discussion, the Buildings and Grounds Committee recommended a compromise: use only of organic treatments in the front of our buildings, but no use of treatments to the rear of our buildings. After three years, the Meadows will be able to see if there is any appreciable difference between these two areas.

Here are the details about what Lancaster Landscaping will be using:

- For mulched common area beds, our contract indicates use of Preen Organic Weed Preventer which is laid down before the mulch is applied; it is 100% Corn Gluten Meal. It should minimize weeds such as clover, bluegrass, crabgrass, foxtail, and plantain. It is 100% organic.
- On lawn areas, our contract indicates application of Fiesta Lawn Weed Killer which is a selective, organic broadleaf weed killer. The active ingredient is iron dust which causes iron toxicity in broadleaf weeds. Since broadleaf weeds absorb and assimilate iron differently than turf grass, the weeds are controlled while the grass is not affected. It is absorbed by plants within three hours and poses no risk to people or pets. If you walk through wet grass just treated with Fiesta, it may cause rust stains on the bottom of your shoes.
- For weeds in sidewalks and parking areas, our contract indicates use of Finalsan, an organic herbicidal soap. It suppresses many common annual, biennial, and perennial weeds and is considered so safe that it is approved for use for the growing of vegetables and fruits.

The B & G Committee is considering how to control Lesser Celandine which is an aggressive invasive ground cover now in several places in our common areas. B & G hopes to find an effective organic product that can control these weeds.

Meadows Annual Meeting held on October 18, 2023

The 2023 Fairlington Meadows annual meeting was held on October 18th via Zoom. Quorum was achieved with a 58% response from owners; twenty-two owners participated via Zoom.

Frona, Board President, opened the meeting with introductions of members of the board, committee chairs, our CMC Property Manager, Meadows Maintenance staff and Court Chairs. She reviewed the accomplishments of the board over the past year – landscaping of three courts (1, 3, 7) was accomplished, courts 10 and 12 to be completed in spring 2024; Court 12 roof was replaced and a building in court 14 slated for roof replacement in 2024; progress has been made on the installation of two dual EV charging stations for Meadows residents; all fifteen parking lots repaved; refurbishment of the B building common areas has begun and will be a multi-year project – the first phase was to replace the existing lights with LED based lights in a colonial revival style fixture and paint the ceilings of the common area stairwells.

The Meadows Board updated or created six policy resolutions and documents – Outdoor electric outlets (allowing front of the unit placement of outlets in window wells only); closing a potential liability issue for non-Meadows sponsored classes held on common area property; updating the Unit Resale Checklist; updating the egress window policy resolution; updating the visitor parking guidelines and updating the Meadows Contractor Guidelines. All documents are now on the Meadows website.

A Reserve Study was conducted by Reserve Advisors in 2023. It showed the Meadows has a stable financial picture and a plan for funding of major capital expenditures.

Future community needs were laid out – replacing exterior wood trim and windowsills with manmade material that does not rot or need painting; improving trash collection practices to include Arlington County mandated trash receptacles; improving B building front door structures; and moving to a secure communication environment in TownSq from the Meadows board to residents/owners.

Nick, board Treasurer gave an overview of the 2023 budget. The 2024 condominium fees are increasing by 4%; capital reserves are fully funded; operating reserve continues to be built up at the rate agreed upon a few years ago; there's a new Arlington County Storm Water Utility Tax of approximately \$15,000, which can be reduced by up to 35% if the community participates in storm water education, management, tree planting and other related community activities; questions were asked about funding the roof replacement, budget overages such as snow removal, cost of taking meeting minutes. Further discussion was held on more community input to the budget creation process.

Charlie, B&G committee Chair, provided an update on the multi-year landscaping effort; tree planting; mosquito control; planting along Quaker Lane; pruning and weeding practices; B building rejuvenation efforts; doorbell policy refinement and removing or reducing invasive and non-native plants in the common areas.

Bonnie, pool committee chair, reported the 2023 pool season was a success with minor pool closings due to weather issues; six private pool party events; new lane rope markers and a new pool cover purchased.

The Recreation Committee's report was focused on the maintenance and usage of the tennis/pickle ball courts. The courts are due for their five year maintenance refresh.

The results of the budget and election of officers was announced. Charles Monfort and CA Rector were elected to serve on the Board of Directors and the 2024 budget was approved. While it was reported the change to the bylaws was approved for in-between meeting approval of routine resident requests and minor contracts, in fact not enough owners participated in the annual meeting to fully meet the required 2/3 approval requirement.

Open Forum followed with the following topics: use of TownSq for Board communication; board transparency; communication by the Board; B building carpeting; misunderstanding that the Board is eliminating Court Chairs (it's not).

As directed in our bylaws, the new board met immediately after the annual meeting to select roles to be filled by each member of the Board in the coming year:

- Donald Spamer accepted the role of President.
- Charles Monfort accepted the role of Vice President.
- CA Rector accepted the role of Treasurer.
- Frona Adelson accepted the role of Secretary.
- Joseph Spytek accepted the role of Member-at-Large.

Standardizing Meadows “Chimney” Caps

In June 2023, the Meadows Board tasked the Buildings and Grounds committee with researching and recommending one standard “chimney” cap for use on all 150 “chimneys” in the Meadows. The “chimneys” were actually part of the ventilation mechanism for the attics of our buildings prior to conversion of our community to condominium ownership in the 1970’s.

140 of the “chimneys” have been capped over the years; the remaining 10 have been repaired and are ready to be capped. Several of the existing “chimneys” are reaching the end of their useful life, showing excessive rust. There have been eight different styles, colors and materials used over the decades. This effort will bring uniformity to the looks of the “chimneys” over the coming years.



Off season Tennis and Pickle Ball Play

With the arrival of winter, another tennis season has come to an end. Play now reverts to off-season rules as noted below. Reserved weekend play will return on Saturday, May 3, 2024.

Court time is available on a first-come, first-served basis. Two players must be present to establish their place in line when waiting for a court. One player alone cannot hold a place in line. Before starting play, set the bulletin board clock to indicate your starting time and place your ID card (pool/recreation pass) in the corresponding holder. If you fail to indicate your starting time OR fail to display your ID card in the holder, you must vacate the court at the request of waiting players. After one hour (singles), you must vacate the court if others are waiting to play. Doubles play may continue for two consecutive hours, provided that two residents have their ID cards on display.

If residents who want to play are confronted with both courts in use and no IDs have been posted and/or the clock wasn’t set to indicate the players starting time, ask the players to prove their residency or vacate the court. If you are faced with an aggressive or threatening response, call the police to report trespassing on private property.

REMINDER: Our tennis courts are available for tennis and pickle ball play only; they are not a dog park, soccer field or hockey rink! Players must wear athletic shoes with non-marking soles. If you have questions, please contact Ed Girovasi (703-931-3735) or John Stack (703-379-7245).

Fairlington Meadows ID tag required after 29 February 2024 to use EV chargers.

The Meadows EV chargers are reserved for Meadow's residents and guests only.

Residents need to acquire an ID tag from the maintenance supervisor. The office is co-located with the pool at 3465 S Utah St. Office hours are 6:30 am to 2:30 pm, Monday – Friday.

Contact Ricky Henderson by phone (703-820-6799) or email (fairlingtonmeadowsshop@gmail.com) to arrange to acquire an ID tag. Place the ID on the dash or hang it from the rear-view mirror.

Vehicles without an ID tag are subject to immediate towing.

All vehicles not actively charging are subject to immediate towing.



Electric Vehicle (EV) Chargers Going Operational

It's been over 2 years since the owner's initiative to have EV chargers installed in the Meadows began. A group of interested owners met for 9 months discussing options for personal vs community chargers, legal and insurance requirements, which brand of charger, owning or leasing the equipment, how much to charge for charging, locations of chargers, licensing of personal charging stations as an option, and meeting with multiple EV charging station vendors.

Recommendations were made to the Meadows Board of Directors in the Summer of 2022. Starting the process to install the electric supply was begun in January 2023. Coordination with the EV charging station company (Blink), Dominion Power, Power Systems Electric (PSE – the EV charger installation company), CMC, and the Meadows Board of Directors needed to occur. In December 2023 and January 2024, the final 10 feet of conduit and wire from the transformer to the electric meters was completed and the charging stations have been installed.



The charging stations in courts 3 and 15 are active and currently available for use. The board is working with Blink to determine the best method of restricting use to Fairlington Meadows residents. All residents will be notified once a method has been determined.

To cover the cost of electricity and rental of the charging stations a fee of \$0.25 per kWh is collected. Parking of electric vehicles is allowed only while actively charging. There is a \$2 fee for each 30 minutes of parking after charging is complete (after a 30-minute grace period).

All vehicles (internal combustion engine, hydrogen, and electric vehicles) parked in the EV charging spots, and not actively charging, are subject to immediate towing.

Community Directory

For the most up-to-date information:
fairlingtonmeadows.com

Board of Directors

Donald Spamer, President
Charles Monfort, Vice President
CA Rector, Treasurer
Frona Adelson, Secretary
Joseph Spyttek, 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 Ann Palbalkar.

Property Management

CMC Management

4800 Westfields Boulevard, Suite 300
Chantilly, VA 20151
(703) 631-7200

Ann Palbalkar, Portfolio Manager

APalbalkar@cmc-management.com
(703) 230-8582

On-site Maintenance

Ricky Henderson, Maintenance Manager
(703) 820-6799

Towing Requests

A-1 Towing of Northern Virginia
Tel: (703) 979-2110 or (703) 416-0710