

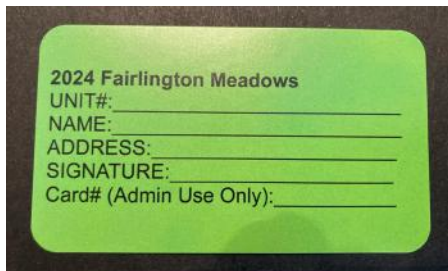
Meadows Messenger

Published by the Fairlington Meadows Council of Co-owners in Historic Fairlington
MAY 2024

Meadows Pool: New process for resident receipt of Recreation/Pool Cards needed for Pool entry!

The Meadows Pool is soon to be ready for summer 2024! The pool cover purchased last year has been removed and minor pool repairs approved by the Board are underway. The pool will open on Saturday, May 25th at 10am.

This year, the 2024 Recreation/Pool Card application process will be new. At scheduled dates and times at the Meadows maintenance office located at 3465 S. Utah Street, residents will turn in their completed applications and be given their Cards in real time. Instructions from the Board will be advertised soon via email and Court Chairs and on TownSq.



Information in the Application Forms will be provided to CMC and used to update our owner database. This is vitally important for accurate bulk mailings by the Board and includes the mailing of Annual Meeting information to owners each October.

Your Board also asks you to complete Updated In-Unit Component Inventory Forms. This information will be provided to Insurance companies to ensure future Master Insurance coverage bids. Owners please do your part and complete this form when you pick up your Pool Cards. Board members will be available to answer any questions.

The Pool Chair for a second season is Bonnie Crouch. Many thanks to Bonnie for stepping forward for another year! Bonnie will soon be announcing a call for Pool Committee Members in hopes of having planned pool social events this summer. With our pool heaters, new filtering system, upgraded bathrooms, new tables, chairs and umbrellas, the Meadows has the nicest pool in all of Fairlington!

Meadows Board of Directors

2024 Meadows Board Topics of Interest Survey at a Glance

The purpose of the 2024 Topics of Interest Survey was to obtain a snapshot of the Meadows community interests moving forward. This article is a first look at the results before detailed analysis is completed. Graphs and all comments are available on the Meadows website under the Surveys Tab. There were a total of 167 responses.

Q1 Should the Board consider replacing external wood trim with aesthetically comparable synthetic alternative to minimize painting wood and replacement costs?

52.47% of the responses said **Yes**.

29.63% responded **No**.

16.05% responded **Other** which will require individual review and will change the yes/no percentages.

1.85% responded **None of the Above**.

Fairlington Arbor has already accomplished this, replacing all the wood trim on their buildings with synthetic material. This material does not require painting and has demonstrated being resilient to squirrel intrusion.

All other associations in Fairlington (North and South, with a few individual unit exceptions in the Commons and Green) have covered their windowsills and frames with metal or other material to reduce painting and the costs of replacing rotting wood.

This survey serves to start the process of determining community support, cost estimates, material possibilities, scheduling, cost/benefit analysis and other items identified in the comments.

Q2 Should the Board develop a plan for the installation of permanent trash corrals?

50.0 % responded **No**. 16.87% responded **Other**. (which will change the yes/no percentages)
30.72% responded **Yes**. 2.41% responded **None of the above**.

This question was driven by the fact that North Fairlington was required to install trash collection methods that conformed to Arlington County Code 10, Multi-Family and Commercial Trash and Recycling, sections

10 - 30 through 10 - 39, due to a raccoon attack that resulted in over 50 stitches and rabies shots. The question was to get interest in planning for the eventual installation of a common trash collection method. This will be a multi-year process, primarily due to the fact that no one wants a trash corral in their front yard.

Being proactive in having a plan at the ready with known designs, costs and locations is a prudent goal instead of waiting for an emergency situation requiring a quick response. The cost of having a plan is only the time of Board members and community input. No financial outlay is required.

Q3 Concerning landscaping improvements, should the Board pursue (select all that apply)

69.88% responded improve drainage, including regrading, drains and rain gardens.
47.59% responded to improve grass coverage in the lawn.
25.90% responded with other comments which will require detailed review.
8.43% responded **None of the above**. (which is to assume they don't want any landscaping changes)

Responses in the 2021 survey overwhelmingly supported landscaping improvements. This year's survey responses continue supporting improvements in the look of the community and managing water in our common areas. The Meadows can make water management improvements and be granted up to 30% utility tax relief simultaneously. The Buildings and Grounds Committee will take the lead on suggestions to implement improvements to the community.

Q4 Finish capping the "chimneys" with one standard chimney cap.

75.61% responded **Yes**.
7.93% responded **No**.
11.59% responded **Other**. (which will require review and will change the yes/no percentages)
4.88% responded **None of the above**. (which is to assume they don't want the remaining chimneys covered and the 8 different existing designs are fine)

Capping the "chimneys" (actually original design for venting of the once common area attics) is to protect and contain the concrete top of the chimney from decay and prevent pieces of concrete from falling. Over the years, 140 of the 150 chimneys have been capped with various colors, materials, and designs. The Buildings and Grounds Committee is researching chimney caps to recommend a standard style, material and color. According to the recent Reserve Study, chimney caps have a standard life span of approximately 25 years. Some of the existing chimney caps will be reaching their end-of-life in the next few years. Replacing these chimney caps with a standard color, material and design will give the community a more uniform look.

Q5 Should the Board increase reserve fund contributions above the 2023 reserve study recommended levels?

78.26% of the responses were **No**.
21.74% of the responses were **Yes**.

The funding for the reserve contributions will remain at the 2023 reserve study recommended levels listed below: (these may be updated with the next reserve study – required by the Commonwealth of Virginia to be done at least every 5 years)

2024 - \$502,400; 2025 - \$524,800; 2026 - \$547,200; 2027 - \$569,600; 2028 - \$592,000; 2029 - \$609,000; 2030 - \$628,100; 2031 - \$646,900; 2032 - \$666,300; 2033 - \$686,300; 2034 - \$706,900; 2035 - \$728,100; 2036 - \$749,900; 2037 - \$772,400; 2038 - \$795,600; 2039 - \$819,500; 2040 - \$844,100; 2041 - \$869,400; 2042 - \$895,500; 2043 - \$922,400; 2044 - \$950,100; 2045 – 2053 - \$805,00 per year.

Q6 If yes to question 5 then where will the increased funds come from?

There were only 35 “yes” responses in question 5 but there were 51 responses in question 6. **There is no plan to increase the reserve contributions above the 2023 reserve study recommendations.**

58.82% of the responses were **Other**; further analysis of these comments is needed.

27.45% of the responses were **Impose a water usage fee for excessive water usage**. This would require installation of individual water meters for each unit and installation of common area use faucets.

19.61% of the responses would **Increase the amount of the condominium fee**.

19.61% of the responses would **Reduce routine landscape and building maintenance expenditures**.

13.73% of the responses would **Have a Special Assessment every year to contribute to the reserves**.

3.92% of the responses would **Increase the Master Insurance deductible to \$50,000**.

Q7 What other specific topics would you like the Board to focus on?

There were 68 responses provided that will be reviewed.

Q8 Are you a resident owner, non-resident owner, resident owner with additional unit(s) or a renter?

83.23% Owners

8.39% Renters

4.79% Resident owner of multiple units

3.59% Non-Resident owner of a single unit

0% Non-resident owner of multiple units

There were comments from owners saying renters should not have a say in what occurs in the Meadows. There were comments from renters saying they appreciated the opportunity to express their views since they live here too. Renters occupy 26% of the units in the Meadows.

The Board thanks everyone who participated in taking this survey. Responses will guide this and future Boards in determining the topics of interest to the community.

Many Recent Survey Suggestions already have Answers

In the recent Topics of Interest Survey, there were many suggestions of items that are already accomplished.

Welcome Packet – On the website, under the Documents Tab, is the “Guide to Life in Fairlington Meadows” published in 2019.

Natural Weed Control – The B & G Committee has recommended, and the Board has approved, minimal organic weed treatment for the past several years.

Stoop Repair – This was a topic on a previous survey. The Board is repairing stoops as the need arises. Contact the Meadows Maintenance Manager, Ricky Henderson, and request that your stoop be included on the repair list. He can be reached at FairlingtonMeadowsShop@gmail.com.

Publish Roof Replacement Plan – This survey list was published in the August 2023 Meadows Messenger and is posted on the Meadows website under the Documents Tab. Look for “Roof Replacement Schedule.”

Basketball Hoop Height – The basketball hoops are set at 8 feet for youth players and 10 feet for regulation play. In this way, our youth can also enjoy the basketball court.

Mosquito Control – The B & G Committee recommended, and the Board approved, the use of “Mosquito Dunks” to ideally prevent mosquito larva from emerging from storm sewers in the community. Blue Bird houses and a Bat house were installed to encourage nesting of these mosquito eating birds and mammals. The playground mulch was replaced with a manmade soft surface to eliminate the breeding ground provided by the moist mulch. Residents are reminded to remove all standing water (watering cans, buckets, old plant pots) from their patios and common areas.



Review of Tennis/Pickle ball Court Rules for 2024

It's spring again, so another tennis season is upon us! Here are the rules regarding in-season Meadows court usage.

WEEKENDS: Reserved play will continue every weekend through Sunday, September 29, 2024. A sign-up sheet will be posted no later than 7:30am each Saturday and Sunday. To reserve a court for one hour, printing your full name and unit number on the sign-up sheet. There is a limit of one hour per unit per day. If the person who signed up for the court doesn't commence play within ten minutes after the hour, they must forfeit the court to those present.

WEEKDAYS: 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, please set the bulletin board clock to indicate your starting time and place your Meadows Recreation/Pool card in the corresponding holder. **If you fail to indicate your starting time OR fail to display your Recreation/Pool 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 cards on display.

REMINDER: Our courts are available for TWO activities – TENNIS or PICKLEBALL. They are not a playground, dog park, soccer field or hockey rink! ALL OTHER ACTIVITY IS PROHIBITED. Players must wear shoes with **NON-MARKING SOLES**. The periodic resurfacing of our tennis courts is a considerable investment by the Meadows.

Questions: Ed Girovasi (703 915-3680) or John Stack (703 379-7245)



Invasive Plant Removal in the Meadows

Beginning this year, Lancaster Landscaping will begin eradicating Lesser Celandine in our common areas. This aggressive ground cover is currently growing between Courts 8 and 15 and in front of Court 14. If left untreated, it kills other plants including lawns/ grass. It is an aggressive ground cover that likes moist areas and appears above ground typically in February. It blooms in the early spring and then disappears, but it continues spreading underground while dormant.

B & G has marked these areas with small orange flags.

Lancaster will apply an herbicide designed for wet areas in March when temperatures reach 50 degrees and no rain is expected for 12 hours. This is the only effective treatment. These areas will remain marked for safety and won't be mowed until it dies and disappears below ground for the year. Mowing and walking on this plant increases spread. This treatment will continue each year until the plant is eradicated and no new areas are identified.

More info can be found at: [Lesser Celandine | University of Maryland Extension \(umd.edu\)](#).



If the Meadows had a Recreation Committee

The Topics of Interest Survey showed there is community Co-Owner interest in additional planned activities for residents. If there was an active Recreation Committee there could be activities for children, a community picnic or two, a community yard sale, organized pickle ball and tennis, and movie nights.

Adult recreation suggestions include installation of an area to play horseshoes and bocce ball, installation of a picnic pavilion and a volleyball court. This committee would work with the B & G Committee to determine interest in moving forward with any of these suggestions, prioritizing them, and determining the location of any new facilities.

In years past, The Pool Committee sponsored activities, but not all residents use the pool. These additional activities and facilities would enhance our already fabulous community. Please notify the board at MeadowsBoard@fairlingtonmeadows.com to indicate interest.



Political Sign Display in the Meadows

The political season has just begun. This is a reminder that political signs are only allowed inside your windows and doors. No political signage is allowed to be posted in our common areas. Please refer to the "Sign Display Policy" on the Meadows website for more information.

Signs, signs, everywhere a sign...

Signs are an important communication tool used by the Meadows Board. Parking lot signs are required by Arlington County, the EV Charger company, and playground safety signs are required by our insurance company. Dog management signs are requested by homeowners. Private property signs are recommended by our legal counsel to allow the Board to have non-residents that are "hanging out" in the Meadows reported to the police and removed. Old signs that are incorrect, unreadable, damaged, missing, or out of date are replaced with modern, aesthetically pleasing, and age appropriate signs. Portable, temporary signs are displayed by the Board to inform residents of upcoming events, remind residents to water landscaping, and inform residents of other single topic time critical events. The result is an informed community using modern, visible, and uniform signage.



Please put bags containing Dog Poop in a trash receptacle!

Thank you for picking up after your dog BUT, please refrain from leaving these little bags of poop in our common areas. Receptacles are scattered throughout the Meadows for this purpose! Please remember to alert your dog walker if you have one. Thank you for keeping our neighborhood looking great!



FIGHT THE BITE!

DRESS

Dress in long sleeves and pants. This will help protect your skin from mosquito bites. Don't forget the socks!

DRAIN

Drain or dump standing water. The most common mosquito breeding grounds are water in flower pots, gutters, pet bowls, inflatable pools, and birdbaths.

DEFEND

Choose a mosquito repellent that has been registered by the Environmental Protection Agency. Registered products have been reviewed, approved and pose minimal risk for human safety when used according to label directions. Four repellents that are approved and recommended are:

- DEET (N,N-diethyl-m-toluamide)
- Picaridin (KBR 3023)
- Oil of lemon eucalyptus (p-methane 3,8-diol, or PMD)
- IR3535

Mosquito Control Recommendations

Fact, mosquitoes can breed in any water that stagnates for just 2-3 days. Check your patio and dump standing water at least once a week to prevent mosquitoes from breeding.

Notify FairlingtonMeadowsShop@gmail.com if your gutters are clogged!

Read [Best Insect Repellent Buying Guide - Consumer Reports](#), June 2023.

Read [Alexandria City Mosquito Prevention Tips](#) on YouTube.



Fairlington Meadows

Landscape Operations Monthly Schedule - 2024

Operation	January	February	March	April	May	June	July	August	September	October	November	December
Mowing and Trimming of Turf (every 7 to 10 days)*				X	X	X	X	X	X	X	X	
Edge Curbs and Walks* (every other mowing)				X	X	X	X	X	X	X	X	
Weed Mulched Beds (monthly during the months of May-November.)					X	X	X	X	X	X	X	
Hardscape Weeding (sidewalk crack weeds to be removed monthly)					X	X	X	X	X	X	X	
Prune Shrubs (2 occurrences)					X	X					X	
Prune Ornamental Trees (up to 12' in height)						X						
Spring Clean-up (to include trimming of liriope and Pennsylvania sedge)			X									
Lawn Care (Organic Application and Fertilization - Front Lawns ONLY)					X	X					X	
Leaf Removal (3 occurrences)										X(1)	X(1)	X(1)
Spring Mulch Application				X								
Spring Shrub Fertilization				X								
Tree and Shrub Care (as needed - pest control and fertilization. Service includes ladybug and praying mantis release 1x per year)				X	X	X	X	X	X	X	X	X(1)
Aeration and Overseeding										X		
Fall Cleanup (mulch cultivation)									X			

**Dates and frequencies may vary with site needs and weather conditions. Service descriptions listed in contract specifications.*

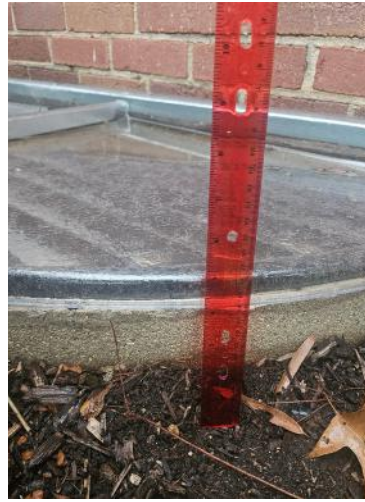
LANCASTER LANDSCAPES, INC.
 5019-B Backlick Road | Annandale, VA 22003
 Phone: 703-846-0944 Fax: 703-846-0952

REMINDER - Buried Downspout Extensions are the Responsibility of the Unit Owner to Maintain

Owners that choose to bury the downspout extensions near their unit, especially in the patio area, are responsible for maintaining them. Any damage to the building and/or its contents is the responsibility of the unit owner and not the Meadows. If you rent your unit, please alert your tenant.

The Board and the B & G Committee request assistance in preventing water intrusion via Window Wells due to rainwater runoff

Residents are requested to inspect the window wells in the common areas around their units. Please identify wells where the top of the surrounding mulch is less than two inches from the top of the well. If there is less than two inches between the top of the mulch and the top of the well, please contact the B & G Committee with your address and a photo. (BuildingsAndGrounds@FairlingtonMeadows.com) The B & G Committee will work with Lancaster Landscaping to regrade the areas around the affected window wells to reduce the possibility of water intrusion.



Update on Arlington County Zoning/Permitting Issue

At the Fairlington Citizens Association (FCA) meeting on March 13th an update to the Arlington County Board action of exempting Fairlington and similarly affected buildings in the County was presented. The County is conducting a study of the buildings affected by the 1950's ordinance requiring a 20 foot distance between buildings in multiunit building communities and 25 feet from County right of way.

The Arlington County Board will not be addressing this issue until the 3rd quarter of the fiscal year. Even after Board approval, assuming the exemption is approved, there is a three month community notification period before the change can take effect. This means it will be the latter part of 2024, at the earliest, of obtaining relief from this zoning issue.

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 Spytek, 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