

Meadows Messenger

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Fences to be replaced this year

The wooden patio fences throughout Fairlington Meadows are scheduled to start being replaced this year.

The Board of Directors established a volunteer Ad Hoc Fence Committee to make recommendations related to the fence replacement project. The process will see the Committee make recommendations to the Board and the Board make final decisions about the fence replacement, taking into account the Committee's recommendations in context with the overall cost of the fence replacement and available funding.

The Ad Hoc Fence Committee has been meeting regularly since January. The group has taken a tour of the fences of neighboring condominium associations and discussed a variety of topics related to the fences such as style, height, hardware, wood type and wood thickness among other related issues. There are currently no final specifications for the fences, which means that there are no official bid proposals and no schedule for start/completion.



Continued on page 6

New pool deck and permanent shade areas coming to Meadows swimming pool



Spring is coming and residents walking around the pool may have noticed that the cover has already been removed in preparation for the opening of pool season this spring.

The pool opens Memorial Day weekend and before that happens there are two projects that are scheduled to start before the gates open to swimmers. First, a concrete deck will be installed within the pool enclosure in the area adjacent to the pool house. This area is along the chain link fence through which you can see a walkway bridge just outside of the pool enclosure. This area traditionally gets very muddy when it rains and the grass does not grow in that area, thus making it an excellent candidate for placement of the new pool deck addition.

Additionally, two permanent shade structures will be installed within the pool enclosure. For the past few years temporary blue tarps were strung overhead at the kiddie pool and adjacent to the pool house. These areas have proven to be popular for pool-goers who were seeking shade, so the Board of Directors budgeted for the construction of permanent shade structures. One of those structures will be erected above a portion of the new concrete deck and the second one will go up within the kiddie pool enclosure.

During the deck construction, there will be some large equipment in the pool area, and potentially some construction noise. These projects were recommended by the Pool Committee and included in the current budget by the Board.

Continued on page 4

What it means when record rainfall hits the Meadows

Last year was a record year for precipitation in the Washington region. More than 5½ feet of water poured down, equal to the deep end of the swim lanes in our pool. Double that when you take into account water coming off the roofs onto the front and back yards. Here's an accounting of the impact on the Meadows infrastructure during the very rainy 2018:

- Three lateral sewer lines backed up due to increased root intrusion (a good growth year for mature trees) requiring snaking, jet cleaning and extensive sewer line replacement. All these impacted residents with unpleasant backups and damage to basements.
- Four newly planted trees drowned in the saturated ground. Young trees with shallow roots could not escape the continuous watering nature was giving. The four trees have since been replaced, we'll see how Mother Nature treats them in 2019.
- Two electrical feeds (service from the transformers to the unit fuse box) gave out. The excess water could have contributed to shorting out the lines (age of these lines is a big factor).
- Twelve chimneys failed to keep water out. In one weekend in December, nine chimneys leaked due to 4 ½ inches of rainfall pouring down on them. They've been wrapped in blue tarp and are scheduled to be repaired when the weather and scheduling of work permits.
- Eighteen water leaks were reported into roofs, roof vents, through the brick walls, and vent pipe collars. Partial roof slate replacement, flashing around chimneys, flashing around vents, re-pointing of brick mortar, gutters and back board repair and replacement were made.
- Multiple foundation cracks were discovered this year due to water pouring in where none had ever come in before. Electric cable sealing plugs, which is where electric service enters each building) are deteriorating resulting in water entering units. Many have failed this year, requiring unit owners have their rear basement wall excavated and sealed.



Water also collected in places that have not previously been an issue. Drainage off sidewalks, out of back yards, and in low areas became problematic. The Meadows maintenance team in consultation with the Board of Directors has identified areas of concern and is preparing remedies to work into the landscaping schedule.

Water management is a challenging effort that requires everyone's attention. Unit owners should check the slope around their unit to ensure the water drains away from the building. Water draining towards or sitting against a foundation will find a way inside. Cover window wells with hard plastic covers, some prefabricated ones are available for purchase at hardware stores. Some window wells are larger and require custom covers to be cut, so measure yours prior to purchase.

Staying in the loop via your court chairperson

Wanted: Volunteer to serve as Court 9 Chairperson

Each court has a chairperson to greet new residents and provide them with a copy of the welcome packet. Court chairs also pass along email messages to residents of their court; canvass for proxies in advance of the Fairlington Meadows annual meeting; issue ID cards for the use of the recreational facilities in May and sometimes take on other communication roles within their court.

Residents who want to stay in the loop to receive email notifications from their court chairs should contact those individuals to share an email address.

The Board of Directors thanks the following individuals for their continuing service to the community as court chair people: Courts 1 and 2, William Gates; Court 3, Megan Gonyea and Julie Ray; Court 4, Ed Hilz; Court 5, Frona Adelson; Court 6, Mabel Clary; Court 7, Neel Brown; Court 8, Diane Thurber; Court 10, Annette Rose; Court 11, Margaret Rhodes; Court 12, Annabelle Wright; Court 13, Becky Krystal and Josh Goodman; Court 14, Ken McElwain; Court 15, Chuck Edwards.

Update on possible environmental issue

In 2017 Fairlington Meadows was notified of a possible environmental issue that stemmed from the dumping of chemicals associated with a former dry-cleaning business in the Fairlington Shopping Center. That dry-cleaning business has long since closed its doors.



This photo shows the installation of the permanent test well at the corner of S. Stafford and S. 35th Streets.

The ECS team drilled eight two-inch diameter holes and inserted PVC pipes about 15 to 20 feet deep to take samples of ground water. At the conclusion of the exercise the pipes were removed, holes sealed and soil restored.

Subsequent to the analysis of test samples, interpreted results determined that the contaminant plume touched on some Fairlington Meadows property, however it did not reach any residential units in Fairlington Meadows. The testing was looking for a contaminant called PCE (Tetrachloroethene).

As PCE decays, it converts into TCE (Trichloroethene), and then into a gas, which, like radon, could seep through cracks in a basement slab, concentrate in a unit basement and become hazardous. Any potential hazard can be mitigated by venting the space under the basement slab, just like is done with radon. At this time, the plume has not migrated under any Meadows buildings and thus is not a current health concern.

A map of the extent of the contaminant plume in the area was shared, and since the plume came close to Fairlington Meadows, the Board of Directors requested additional drilling and testing to take place.

Additional test wells were drilled in fall 2018 along the rear of Court 6 adjacent to the Fairlington Glen tennis courts. Nothing was found.

Of the multiple samples taken along S. 35th Street and S. Stafford Street in Fairlington Meadows, two samples indicated slight PCE contamination. One of the samples was taken just inside the Meadows along 35th Street facing Court 7 and one at the corner of 35th Street and South Stafford Street.

In December 2018, a permanent well was installed at the corner of S. Stafford and S. 35th Streets to allow for long-term continued monitoring of the area in case the plume migrates further into the Fairlington Meadows community.

The permanent sampling well will be tested semi-annually for the next two years and then annually for three years, assuming no movement in the PCE groundwater plume. After five years, the sampling schedule will be re-evaluated.

The owner of the Fairlington Shopping Center has agreed to set aside funds to monitor the PCE groundwater plume and to test for gas under basement slabs if the PCE groundwater plume expands under any Fairlington Meadows buildings. If that does happen, the funds will also be used to install and to maintain under-slab venting systems in Fairlington Meadows if needed.

In fall 2017, proactive, environmental testing was conducted near Meadows courts 6 and 7 in an effort to determine whether the environmental issue that impacted the adjacent Fairlington Glen community had migrated into Fairlington Meadows. At the time of testing, there was no existing evidence of a problem in Fairlington Meadows; however, the Fairlington Meadows Board believed that testing should take place to verify that conviction.

ECS Mid-Atlantic, LLC, an environmental consulting firm, monitored by Virginia Department of Environmental Quality, was on site when the testing took place.

That budget was approved at the co-owners annual meeting in October 2018.

Residents can expect to receive an application for a Fairlington Meadows Recreation Card in May. The card is to be used for access to the pool, basketball court and tennis courts. Recreation cards are issued annually to unit residents or unit owners upon return of the application. Copies of the pool rules, hours and social calendar also are provided along with the application. The rules for the 2019 pool season will be posted on the Meadows website: www.fairlingtonmeadows.com under the "Documents" section of the site prior to the opening of the pool.

Pool Committee seeks volunteers

The pool season would not be possible without help from Meadows residents who volunteer to serve on the Pool Committee. If you would like to help make the pool a welcoming, relaxing and enjoyable place to spend some time, please consider joining the Pool Committee!

Pool Committee members can choose to focus on helping with daily oversight or with social events. Regarding oversight, traditionally, some or all of our lifeguards are hired from countries outside of the U.S. and can use help (particularly at the beginning of the pool season) with understanding the unique aspects of the Meadows pool rules and pool culture (i.e., ice pop sales). Committee members who prefer a social focus will help ensure that the many events at the pool are executed smoothly. The committee is aiming to host six social events this year and four "sunset yoga" events. Currently there are not enough Pool Committee members, so consider lending a hand this season. For more information, email the Pool Committee Chair Ross H. at meadowspool@gmail.com.

What's with the blue tarps on the chimneys?

Several chimneys across all 15 Fairlington Meadows courts are in need of repair. Some are leaking, some have cracked concrete caps, some have mortar missing from between bricks, some need the metal caps replaced and others have bird nests tucked inside them.

Chimneys that are experiencing leaking have been wrapped in blue tarps until our contractor addresses each one. Several have been contracted to be re-pointed. Others and have been contracted to be capped. Some of the chimney work will be addressed when the roofs on those buildings are scheduled to be replaced this year. The condition of each will be inspected and inventoried.

Of course roof work is weather dependent and there has been no shortage of inclement weather this past year. Some roof work has already been completed on buildings in Court 3. More roof replacement work is scheduled for Court 4 this year. Slate is slick, brittle, heavy, and when maintained properly, can last up to 100 years.

Expect to see roofers overhead during the course of the next several months, maintaining and replacing roofs and chimneys in need.



Unreserved parking spaces are intended for visitors

Fairlington Meadows is fortunate to have space for visitors to park in most courts. Courts with reserved spaces are marked as "Reserved" for residents. Spaces with no indication that they are reserved are designated for visitors.

It is important to know that these unmarked parking spaces are not intended for use by residents on a daily or long-term basis. Fairlington Meadows rules of conduct indicate that there is a limit of 72 consecutive hours (three days) for a vehicle to use these unreserved spaces.

As a reminder, these spots are intended primarily for short term, non-resident use. Daily use by contractors, cleaning services, dog walkers, loading or unloading of packages, and the occasional late night return home in the rain use for residents are the primary purposes of unreserved spaces.

Vehicles parked in an unreserved space longer than 72 hours are subject to being towed at the expense of the vehicle owner.



Outlining proper disposal of construction debris

Renovating units creates lots of debris and removal and disposal of the debris is not an easy task. When renovating, ensure your contractor includes removal and disposal of all debris in the contract. If you are renovating on your own, remember to arrange for disposal of the construction debris separately from household trash.

The first Saturday of each month the Fairlington Meadows trash contractor picks up large refuse for disposal, but even that bulk trash pick-up is not an appropriate disposal method for construction debris. It is absolutely inappropriate to abandon refuse near community (Meadows or other Fairlington communities) trash receptacles as an individual did as illustrated in this photo.

The Contractor Guidelines are posted on the Fairlington Meadows web site under the "Documents" section of the site. Those guidelines specifically state that: "All construction debris of any nature will be removed from the premises by the contractor at the end of the job or daily if needed, to prevent the build-up and storing of debris on the property. Nothing will be left behind for Meadows maintenance crew or Meadows trash/recycling hauler, including for the first-Saturday 'Big Pickup.' Additionally, contractor shall not place any job-related debris into Meadows trash barrels or recycling bins."

The Committee plans to conduct community outreach to seek feedback from owners prior to the Committee making its recommendations to the Board for the Board to consider during its decision-making process.

Although no specific start date has been determined, residents will play an important role in ensuring the success of the project.

Residents will be notified in advance as to when their court is scheduled for the work to begin. Residents should be mindful that prior to the work beginning that they will need to remove their personal property from the fences such as bird feeders, planters, plantings, and any other items that may have been affixed to the fences. In addition, residents will need to trim trees/shrubs from fences, move sheds and other structures from fences and when their specific court is scheduled for work to begin, residents will need to move their personal property as far from the fence line as possible (i.e., move patio furniture and potted plants to the center of the patio, away from the fences). Residents of each court will receive advance notification as to when these actions need to take place.

Residents should consider the fence replacement project as they plan their patio garden for the season. For instance, this might not be the best year to do much additional landscaping within a patio until the fences are replaced. Owners may want to consider delaying patio landscaping plans until their fence is replaced. Owners who are considering installing a new patio may also want to postpone the project until the new fences are in place.

As this project gets closer to a launch date, more information will be made available via the Fairlington Meadows web site at <https://fairlingtonmeadows.com> (click on the "Issues" link from the navigation bar) and Facebook page to include notification of steps that residents will need to take to prepare for replacement of fences and notification as to when each court is scheduled to have the work begin.

Community Directory

For the most up-to-date information:
<https://fairlingtonmeadows.com>

Board of Directors

Joseph Spytek, President
Lisa Farbstein, Vice President
Erica Brown, Secretary
Nick Slabinski, Treasurer
John Sitton, 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 Sabiha Noorzai-Barbour.

Property Management

Community Management Corporation
4840 Westfields Boulevard, Suite 300
Chantilly, VA 20151
(703) 631-7200

Sabiha Noorzai-Barbour, Portfolio Manager
sabiha.noorzai-barbour@cmc-management.com

On-site Maintenance

Craig Robbins, Maintenance Manager
Ricky Henderson, Maintenance Assistant
(703) 820-6799

Towing Requests

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