

Meadows Messenger

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Electric Vehicle (EV) Charging Station Update



A special Meadows Board meeting took place on Thursday, April 7 to update residents on plans for installing EV charging stations in the Meadows.

The EV working group has met with six EV charging station companies and suppliers and two electrical system providers. This energetic group of volunteers has poured over spec sheets, discussed usage rates and vehicle charging capabilities, developed plans to recoup the cost of installing

the electrical supply, researched Dominion Power rebate possibilities and looked into current and next-generation EV charging practices.

The working group developed a long list of needs for selecting the EV charging station locations. Criteria included proximity of two contingent parking spots close to an appropriate electric supply; charging stations that maintain unhampered sidewalk access; locations that provide equal access to all Meadows residents; and aesthetically-pleasing stations.

The working group has identified two sites in Courts 3 and 15 that meet all these criteria, while requiring only minor adjustments of assigned parking spaces. Signs will be posted to indicate where the EV charging stations would be located. A third charging station on Utah Street, planned for a second stage, would truly complete equal access to all Meadows residents.

The working group recommends going with the higher amperage charging systems since that is where the car companies are headed, and vehicle charging will be faster (allowing more vehicles to charge in a 24-hour period). The Meadows community charging stations will recoup the cost of installation, station rental, and electricity via the fees paid by the car owners using the charging stations. The current timeframe for decisions, necessary electrical work, selecting and ordering the charging stations is a minimum 4 to 6 months.

Continued on page 2



Dogs Still Off Lead Around the Meadows

Not all dogs are good boys (the internet meme goes); some dogs are good girls. In the Meadows, though, all good dog owners keep their dogs on a leash. The Meadows Board of Directors continue to receive reports of dogs being off lead in the common areas of the Meadows. The Association's governing documents state that all dogs must be on lead while on Meadows' common property. There are multiple signs posted around the community reminding people dogs need to be on lead and it's an Arlington County regulation.

There is a Puppy Playground (off-lead dog run) in Utah Park (3191 S Utah St) just a 10-minute walk from the Meadows. Dogs love to visit each other, there are balls to retrieve, water, doggie bags and a place to put them, shade for the humans. It's good exercise, and it's the only place a dog is allowed to run around unleashed.

Monty the Dog says: See you at the dog run!

Building and Grounds (B&G) Update

Planning for new landscaping in Courts 4, 8, 11, 13, and 15 has begun! On Saturday, April 16th, representatives from the B&G Committee and Meadows contractor, Lancaster Landscaping, will be touring all five courts (schedule below). Please attend if you have any questions, concerns, or ideas. If you are unable to attend, please email B&G with your comments.

April 16 Landscaping Tour Schedule:

Court 4: 8:30-9:00

Court 8: 9:00-9:45

Court 11: 9:45-10:15

Court 13: 10:15-10:45

Court 15: 10:45-11:15

This is the first of two meetings with each affected court. The second comes after Lancaster develops a draft landscape design, which residents will be able to review. Comments will be accepted either in person, via email, or at one of our



B&G Committee meetings. The Committee will review all comments, make changes as appropriate, and submit the final recommended plans to the Board. Plant removal and installation will occur between Labor Day and Thanksgiving.

The plantings from the 2021 landscaping upgrades are just re-emerging from their winter sleep. Walk through Courts 2, 5, 6, 9, and 14 to see for yourself the results of last year's Meadows investment of landscaping budget, time, and energy.

In other news, the Board has approved funding for an additional pruning of the photinia hedge along Quaker Lane. Unfortunately, the fungus afflicting the plants has returned. This year we are taking the additional steps of adding mulch along the entire hedge and later applying an anti-fungicide. We are very hopeful this will solve the problem.

In addition, since the pruning will remove so much of the screening from Quaker Lane, the Board has approved the installation of temporary screening fabric on the chain link fence. This should provide residents with some privacy while the hedges grow back.



Electric Vehicle (EV) Charging Station Update continued from page 1

Individual (private owner) EV charging stations will be addressed by the Meadows Board at a later date. Individual owner charging stations would have no cost impact on the Meadows Association, since all costs would be the responsibility of the individual, **if** the Meadows Board decides to allow them to be installed.

Additionally, the EV working group provides updates at the monthly Meadows Board meeting. Email the Meadows Board (meadowsboard@fairlingtonmeadows.com) for the zoom link to these meetings.



Fairlington Meadows
Landscaping Operations Monthly Schedule - 2022

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	
Fertilize / Pre-emergent (1) fertilization (2) applications of Fiesta -- 1 month apart					X							
Fertilize / Broadleaf Spot Treatment									X			
Edge Curbs and Walks* (every other mowing)				X	X	X	X	X	X	X	X	
Weed Mulched Beds (continuously during the months of May-November.)					X	X	X	X	X	X	X	
Prune Shrubs (3 occurrences)								X			X	
Prune Ornamental Trees (less than 18' in height) Includes Photinia and Holly Hedge)						X						
Spring Clean-up				X								
Fall Clean-up												X
Leaf Removal (3 occurrences)										X(1)	X(1)	X(1)
Spring Mulch Application (no later than April 15 th)			X									
Aeration and Overseeding											X	

Optional Services:
 Fall Mulching, Parking Lot Cleanup, IPM Applications, Tree Days, Landscape Enhancements

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

LANCASTER LANDSCAPES, INC.

Hidden Leaks in Main Water Supply Pipes Cause Damage

The 3-inch main water supply pipes continue to show their age, with several leaks appearing in recent months in the front (mostly) or rear of Meadows buildings. If you notice water stains in locations that are not near obvious water sources (for example, a basement ceiling or wall), please call the Meadows maintenance office (703-820-6799) to have Ricky Henderson inspect whether there could be a leak in the building's main water line. The copper main water lines are nearly 50 years old and may be subject to pinhole leaks, as are all the water lines in the buildings.



LIFEGUARDS

Wanted for Summer Employment

Atlantic Pool Service, Inc. is looking for Lifeguards to work this summer in the Fairlington Meadows community.

We are one of the highest paying pool companies in the Northern Virginia Area.

For applications and information regarding discounted certification, please call

Atlantic Pool Service, Inc.

(703) 941-1000

or email at atlanticpoolinc@aol.com

Lifeguard certifications are not required at time of hire



Getting Ready for Pool Season

Two Meadows residents have volunteered to chair the Meadows Pool Committee for the 2022 pool season. A big Meadows thank you goes to new pool co-chairs, Carolyn Ericson and Kaley Lanzetta! The Board thanks them so much for stepping forward and ask that others consider joining the pool committee as well. Pool enthusiasts have requested the return of pool social events such as ice cream socials and wine and cheese events (COVID permitting, of course). Carolyn and Kaley have agreed to work to ensure the pool runs safely; planning social events would require more volunteers.

Research for renewing, replacing, and adding pool furniture started in January. The Meadows Board of Directors decided that restrapping all the existing armchairs and lounge chairs made the most financial sense, given the cost of restrapping was about two-thirds the cost of purchasing new furniture. There will be more armchairs and tables and fewer loungers. Delivery of the new and refurbished furniture has been promised for May, in time for opening day.

Additionally, the pool will be getting a new whitecoat this spring, minor maintenance upgrades, and a new pool cover in the fall. With the recent refinishing of both shower rooms and the pool office, installation of pool heaters (getting set at 83 degrees this spring) and the addition of a larger, easier-to-read clock (a perennial lifeguard request), the pool will be all set for the summer.

Boxes of Recreation/Pool Cards for the upcoming summer season have been printed and the 2022 Application Form and Pool Rules are being updated by the Pool Committee co-chairs and made ready for distribution by Meadows Court Chairs in May. Keep an eye on your email since there is no pool entry without a 2022 Card (which is also needed to use Meadows tennis/pickle ball courts).

Finally, efforts are underway to recruit lifeguards. If you know of individuals that might be interested in working at the Meadows pool, please have them contact the Board ASAP. Without guards, per Arlington County safety laws, our pool cannot be open. Atlantic Pool Service will again be managing our pool, and while they are ultimately responsible for providing staffing for our pool, additional efforts to recruit are welcome.



Some People Prefer the Dark

The Meadows Board has received many inquiries about lights in residents' patios that bleed over the fence into neighbors' patios and onto common areas. These lights are typically suspended above the patio fence. The current guidelines prohibit structures above the highest part of the fence line. Lights attached to these items, on the building or suspended on branches of a tree frequently shine into nearby areas, interfering with residents' ability to enjoy the night sky. The Meadows Board is considering including patio lighting restrictions in the formal guideline update that is underway.

Please be considerate of the impact of decorative lights on your neighbors' right to stay in the dark in their patio by keeping lights below the fence line and only turning them on when someone is enjoying them.



Trash Goes Out in the Early Morning Only. Period.

Due to our high population density, the Meadows has a contract for household trash pickup six mornings a week. Specifically, our contract with Capitol Services pays for trash pickup between the hours of 6:30 and 8:30am every day except Sunday. If you go outside after 8:30am and see no other trash, that means the truck has already come and gone. Please bring your household trash back inside until the following morning.

Household trash left out after the morning pickup or on Sunday morning quickly becomes an eyesore and attracts rodents, which undermines the Meadows' paid pest control efforts contract. If you see your neighbor putting out trash after the morning pickup or on Sunday, kindly remind them of the schedule. The Meadows is a beautiful community. Let's all work to keep it that way!

Water Shut Off? Here's What to Do

Need your water shut off by Arlington County to facilitate a planned repair? Call Ricky Henderson (703-820-6799) our Maintenance Supervisor! Want notification in real time in the event of an emergency water shut off? Register for TownSq!

In recent days, the Board has gotten last minute requests from owners to shut off the water in their unit for a repair. One owner needed a plumbing repair done before his closing that afternoon in order for the sale of his unit to go through later that day. He was quite lucky; Arlington County was able to send someone out pronto. (Be forewarned - that was an exception and not the norm!)

Meadows maintenance supervisor Ricky Henderson is your contact to get the water turned off. Generally, this shut off affects the water to the entire building and Ricky needs time to give residents a heads up. Please plan ahead and give him as much notice as possible so that he can work with Arlington County to get this accomplished and notify residents of your building.

In the above situation, notice was sent to notify residents via TownSq and through the Court Chair that their water would be imminently shut off. Those residents who were registered for TownSq got the shutoff notice via email in real time. Court Chairs are volunteers with day jobs and busy schedules, so they are not always able to forward notices immediately (although in this case, they did). The Court Chairs system is simply not set up to be a real time method of communication.

The moral of the story? Register for TownSq today if you value real-time alerts to important happenings in the Meadows. TownSq is a free, safe, secure and instantaneous method of communication with the community that requires no middleman between the Board and residents. See how to register in the related article on page 5.



Photo credit: Shutterstock

Hate Surprises?

Don't be left in the cold because you missed another water shut off announcement – be in the know through TownSq. Owners can register on your own at <https://app.townsq.io/login> using the CMC account number found in your coupon book. If you rent, or don't know your CMC account number, email your name, email, phone number, and address to Wee Abraham, the Meadows CMC portfolio manager, at wabraham@cmc-management.com.

Using the CMC Emergency Phone Number

Things happen in the Meadows at all times of the day and night. The Meadows maintenance staff is on site to respond to inquiries, concerns, and emergencies Monday through Friday from 7 am to 2:30 pm. A call to the Meadows Office (703-820-6799) is the quickest and easiest way to get immediate answers to questions and concerns. Ricky is frequently walking on the property and may not be in the office to answer the phone, but he will get a message and will get back to you as soon as he can.

After hours and on weekends our management company, Community Management Corporation, maintains an **emergency** phone number (703-631-7200) to handle **emergency** situations and get in contact with our maintenance staff. There is a cost of \$25 for each call made to this number.

As always, personal health and safety, medical emergencies, or illegal activities should be reported to the police by dialing 911 or the non-emergency phone number of 703-558-2222.

B Buildings Refurbishment Coming

The Board of Directors, in conjunction with the Meadows B&G committee, has started preliminary work to refresh the B Building common areas. Multiple contractors have been contacted to get preliminary cost, timeline, styling ideas, material quality criteria, and assessment of current carpet and paint lifecycles.

The B Building rejuvenation project will include replacing the existing light fixtures, inside and out, with LED lighting. Frequent replacement and maintenance of the lights/ballast is costly and time consuming. Our maintenance staff tried without success to retrofit the old antique light fixtures with LED lights, so we could keep them. Those old lights frequently need maintenance, and we are down to one partially chipped replacement globe.

Carpet and engineered tile samples will be displayed soon for community input. Key criteria are cost, durability, and ease of maintenance. Paint will be neutral colors to compliment the carpet.

A recommendation to replace the front doors and/or the entire front door and side window panels that have aged and deteriorated will be evaluated as a separate project due to cost.

Resident Forum: Master Insurance

Question:

The November 2021 Meadows Messenger included an article which stated, "One step Meadows owners can take to help lower the HOA's insurance costs (and future HOA fees!) is to fill out the In-unit Components Inventory Survey." It would be helpful to explain what the insurance covers and how this information helps. I read the newsletter, but residents are told the Meadows no longer accepts any responsibility inside units. If that is true, why would a dishwasher leaking matter to our insurance? A majority of our residents do not live in stacked apartment-style units. For those of us who completed the In-Unit Component Inventory Survey, the questions seemed inapplicable.

Answer:

The Meadows master insurance policy works as a team with an individual owner's HO6 policy. The master policy includes damage to the building exteriors themselves as well as things within individual units such as fixtures, appliances, walls, floor coverings, and cabinetry. This coverage is limited, however, to only damage above the \$10,000 deductible and only provides for coverage to repair the unit to the original state (like kind and quality of materials) when first developed and conveyed to the original owner back in the 1970's. Any improvements over the years such as improved fixtures, upgraded materials, and new appliances are the individual co-owner's responsibility to insure with their individual HO6 policy.

However—and this is where the In-Unit Component Inventory Survey comes in—since the master policy insurer is on the hook for some damage from various covered causes of loss such as water and fire, the master policy insurers are interested in components in the individual units that may increase the likelihood that there is water or fire damage they would have to cover.

So while maintaining things like HVAC, hot water heaters, dishwashers, ovens, etc. are the responsibility of the individual owners, the health of these systems matters to the insurers when the Meadows association approaches them to buy master policy insurance. If someone's hot water heater leaks or an HVAC catches fire, the individual affected co-owner can file a claim through the master insurance policy. The co-owner would still be responsible for the deductible for the claim under the master insurance policy. Some people purchase coverage in their own condo owner policies for the \$10,000 deductible amount. Their individual HO6 policy would then be used to cover the improvements not covered under the master policy, subject to the terms of the individual HO6 policy bought.

Recently a hose under a kitchen sink burst causing lots of damage in one unit. The owner paid the \$10K deductible and utilized the Meadows master insurance policy to cover damages that went beyond the deductible. Using the policy is good except that the more it is used, the higher our rates become, since we are viewed as a greater risk by the insurance company.

This is why it's important that everyone routinely maintains their appliances and other systems in their unit. This includes cleaning out dryer vents, servicing HVAC systems, and inspecting water hoses to washing machines. Doing so lowers the risk of damages occurring and thus lowers the risk to insurance companies.

The next time the Board asks for information on the age and maintenance of internal unit systems and appliances, it is important that as many co-owners as possible respond with as accurate information as possible. The insurance companies consider an 75% response rate to such a survey sufficient to lower the risk; the 2021 Meadows survey had a response rate below 40%. Without the insights into the condition of the building components, the Meadows runs the risk of seriously increased insurance costs, which will cause budget issues and potential larger dues increases.

Spring Cleaning – Clean Your Dryer Vent

Experts recommend you clean out your dryer ducts twice a year. Over months and years, lint can accumulate in these ducts and mix with hot air and ignite, creating a fire hazard. The National Fire Protection Association reports that during 2014-2018, local fire departments responded to an estimated average of 13,820 home structure fires per year in which dryers were involved in the ignition. These fires caused an average of seven civilian deaths, 344 civilian injuries, and \$233 million in direct property damage annually. One-third of dryer fires were caused by lint build-up. You can pay a professional to clean the vents; there are also many internet videos that show you how to do it.

If you're finding yourself with particularly damp clothes even after a full drying cycle, or you've noticed that the outside of the dryer becomes very hot while doing its job, it may be an indication that it's time to clean out your dryer vent ducts. If you ever notice a burning stench in your laundry room, this is another indication you should get cleaning right away.

Please note industry standards recommend two (2) HVAC (heating & cooling) system inspections in the spring and fall, and at least one (1) water heater and plumbing component inspection (normally in the spring) by a licensed professional. Taking these actions will reduce insurance loss expenditures, as most insurance losses are related to HVAC or water heater and plumbing related leaks.

Improper For Sale and For Rent Signs

Current Meadows regulations on "For Sale" and "For Rent" signs prohibit the installation of the large stand-alone signs attached to a post (see photos). Past installation of these post types has caused damage to the electric lines for the sidewalk lights, left divots in the ground when removed, and have interfered with foot traffic on the sidewalks.

When the installation of these signs is noticed and reported to the Meadows Board, a letter is sent to the homeowner and real estate agent to have the sign removed immediately. These guidelines, and other useful tips for community living, can be found in the Meadows Residents Guidebook (found on the Meadows webpage under "Documents").



Community Directory

For the most up-to-date information:

fairlingtonmeadows.com

Board of Directors

Frona Adelson, President

Donald Spamer, Vice President

Nick Slabinski, Treasurer

Caroline Trupp Gil, 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 Wee Abraham.

Property Management

CMC Management

4800 Westfields Boulevard, Suite 300

Chantilly, VA 20151

(703) 631-7200

Wee Abraham, Portfolio Manager

wabraham@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