

Meadows Messenger

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Roof Replacement Schedule

The 2023 reserve study to be published soon identified roof replacement as a major expense in the Meadows financial picture. Roof replacement has been ongoing for over 20 years. We're about halfway there to replacing/refreshing all of our roofs, with about 31 roofs remaining. In the 1990's, the Meadows Board of Directors initiated a plan to replace one to two roofs a year, depending on size. This has varied from none to 3 roofs a year being replaced since then. The 2020 roof survey completed by Durable Slate provided an evaluation of all roofs and estimated their remaining years of service. A copy of the report can be found on the Meadows website. The Meadows budget allocates about \$250,000 per year for roof replacements, varying the number of roofs replaced/refurbished per year based on size and anticipated remaining service.

The following is a listing of all remaining roofs in need of replacement or refurbishment and possible replacement year. The order may be changed based on increased leakage, damage from storms, or other extenuating circumstances. It is not based on "looks alone".

Six of our roofs are made of exceptional slate material (Peach Bottom or Buckingham slate) that will last the life of the building. However, the flashing, ice dam preventer, and snow birds need to be maintained. The refurbishment reuses the existing slate and are marked with an asterisk (*).

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Getting Permits for Modifications in Fairlington is Now More Challenging, Time Consuming, and Expensive

The Arlington County permit office/Board of Zoning Appeals (BZA) has begun strictly enforcing the 1950's zoning requirements for minimum building setback from the street (25 feet) and minimum distance between buildings (20 feet) in a multi-building complex such as Fairlington. In the Meadows, 44 of the 58 buildings in the Meadows fail one or both of these minimum distance requirements.

This change means homeowners wishing to perform modifications in these 44 buildings that require one or more permits for external and some internal modifications will probably be required to submit a variance to the zoning ordinance through the Board of Zoning Appeals (BZA). This requires extensive documentation to be provided to the BZA that includes a justification for variance, impact of not granting the variance on the household, detailed drawings of the building interior, detailed plat information, notarized disclosure statement of ownership, petition and/or letters from a minimum of eight neighbors agreeing that they are aware of the variance request, notification posted on light posts for two weeks before the BZA hearing, notification posted in the Washington Times

of the variance request and attending a BZA meeting (held once a month) to defend the request. Plus, there is an over \$400 fee (BZA fee plus automation fee) to pay in addition to the original permit fee.

The time required to acquire all this documentation, have it verified by the BZA staff, have the postings in the paper and locally near the homeowner site for two weeks and get on the BZA monthly meeting calendar (no meeting in August) adds a minimum of two months to the process.

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Year	Building	Court
2024	3408 - 3420 S Stafford St	Court 14
2025	3471A - 3477 S Stafford St (Asbestos)	Court 6
2026	3381 - 3393 S Stafford St	Court 3
2027	3405A - 3409B S Stafford St	Court 4
2028	4200 - 4204 S 34th St 4100 - 4104 S 33rd St 2029 3305 - 3309 S Stafford St *refurbishment	Court 13 Court 1 Court 2
2029	3401A - 3403 S Stafford St *refurbishment 3355 - 3359 S Stafford St *refurbishment	Court 3 Court 3
2030	3417 - 3431 S Utah St	Court 11
2031	3329 - 3343 S Stafford St	Court 3
2032	3349A - 3351 S Stafford St 3353A - 3355 S Stafford St	Court 5 Court 6
2033	4300 - 4310 S 34th St	Court 13
2034	3442 - 3454 S Stafford St	Court 15
2035	4227 - 4231 S 35th St *refurbishment 4277 - 4281 S 35th St *refurbishment	Court 8
2036	2036 4108 - 4110 S 33rd St 3400 - 3410 S Stafford St	Court 1 Court 14
2037	3447 - 3461 S Utah St	Court 11
2038	3361 - 3371 S Stafford St	Court 3
2039	3343A - 3447B S Stafford St *refurbishment 3481 - 3489 S Utah St	Court 5 Court 10
2040	4312 - 4320 S 34th St	Court 13
2041	4267 - 4273 S 35th St	Court 8
2042	3317 - 3327 S Stafford St	Court 2
2043	4201 - 4211 S 35th St	Court 7
2044	3424 - 3432 S Stafford St	Court 14
2045	4233 - 4243 S Stafford St	Court 8
2046	3395 - 3399 S Stafford St	Court 3
2047	3464 - 3472 S Stafford St	Court 15
2055+	3465 S Utah St – Pool House (roof is not as old as original buildings)	

The BZA board is encouraging all homeowners that could be affected to send an email to the Arlington Board of Directors stating the strict enforcement of the 1950's zoning regulations on buildings that were constructed prior to the regulations being created should be exempted and not require BZA variance due to not being 20 feet distance between buildings in a multi-building complex or not 25 feet or greater from a street. They are also requesting homeowner associations and other community organizations (e.g., the Fairlington Citizens Association) contact the Arlington Board of Directors about this topic and the impact on the community. Assuming the Arlington County board approves the wording for the zoning modification, the minimum time to implement the changes is 3 months. This means that anyone whose building does not meet either of those minimum values and requesting a permit for at least the rest of 2023 will be required to request a variance from the BZA committee.

The email for the Arlington County Board of Directors is countyboard@arlingtonva.us.



Pollinators appreciate the Meadows' efforts to minimize pesticide use on our lawns.

Affected addresses in the Meadows:

Court	Address
Court 1	4108 – 4110 S 33rd St
Court 2	3301 – 3305 S Stafford St 3305 – 3309 S Stafford St 3311 – 3315 S Stafford St
Court 3	3345 – 3347 S Stafford St 3351 – 3353 S Stafford St 3361 – 3371 S Stafford St 3373 S Stafford St 3375 – 3379 S Stafford St 3381 – 3393 S Stafford St 3395 – 3399 S Stafford St
Court 4	3411 – 3417 S Stafford St 3419 – 3423 S Stafford St
Court 5	3439 – 3441 S Stafford St 3443 – 3447 S Stafford St 3449 – 3451 S Stafford St
Court 6	3453 – 3455 S Stafford St 3457 – 3463 S Stafford St 3465 – 3469 S Stafford St 3471 – 3477 S Stafford St
Court 7	4201 – 4211 S 35th St 4215 – 4223 S 35th St
Court 8	4227 – 4231 S 35th St 4233 – 4243 S 35th St 4245 – 4255 S 35th St 4257 – 4265 S 35th St 4267 – 4275 S 35th St 4277 – 4281 S 35th St
Court 9	4301 – 4311 S 35th St 4315 – 4325 S 35th St
Court 10	3469 – 3479 S Utah St 3481 – 3489 S Utah St 3491 – 3499 S Utah St
Court 11	3417 – 3431 S Utah St 3433 – 3445 S Utah St 3447 – 3461 S Utah St
Court 12	Not impacted
Court 13	4200 – 4204 S 34th St 4300 – 4310 S 34th St
Court 14	3408 – 3420 S Stafford St 3422 S Stafford St
Court 15	3456 S Stafford St 3460 – 3462 S Stafford St
Pool/Maintenance Office	Not impacted

Scooter and Rental E-Bike Parking Etiquette

Rental scooters and e-bikes are a convenient way to get around. Their popularity and availability have grown over the past few years. Recently users of the scooters and e-bikes have abandoned them on Meadows sidewalks, on B building front porches and locked to sidewalk light posts. None of these practices are acceptable.

Proper scooter and e-bike placement when the rider is finished should be off the sidewalk, in the median between the sidewalk and street. The Meadows board may consider installing "inverted-U" type posts at locations around the Meadows if residents are interested.



Visitor Parking Changes Coming Soon

The Meadows Parking Regulations, last amended in 2008, needed updating. There were seven paragraphs that needed changes to capture existing conditions in our parking lots. The Meadows Board of Directors identified this as an opportunity to have the visitor parking regulations improved at the same time. The Visitor Parking survey provided input from the community on how the visitor spots should be managed.

Visitor parking abuse has been an ongoing problem for decades in many of the court parking lots. The visitor parking is meant to be short term, non-resident parking: delivery vehicles, contractor parking, service personnel parking, USPS vehicle parking, and occasional resident parking for immediate loading and unloading. Visitor parking spaces were never meant for residents to perpetually park a second vehicle.

Visitor parking is now going to be more restrictive for resident vehicle parking. Parking spots will now be marked with restrictions of their use. Parking in visitor spots will now be limited to 48 hours maximum. Recurring abuse by residents using the visitor parking spots will result in towing without warning.

Residents will need to report parking violations to the Meadows Board of Directors using TownSq, providing photos and the vehicle's license plate number, information on the violation (length of parking, non-Meadows related parking, resident abuse). An initial parking violation will result in notifications posted to the community on TownSq by a board member or CMC property manager; the individual reporting the abuse will be asked to post a notice on the vehicle that will be available on TownSq and the Meadows website. Residents must initiate a complaint about parking violations; the Meadows Board of Directors, maintenance staff, court chairs or portfolio managers are not policing the parking spots. The updated parking resolution will be mailed to all owners once it is approved by the board of directors and before implementation. Non-resident owners are expected to pass this information on to all tenants. Resident honesty and integrity are the hallmarks of living in a community like the Meadows.

Board Opinion: We Don't Need Regulations for Outdoor Gatherings/Parties

Outdoor gatherings with family and friends aren't regulated by the Meadows. The Meadows Board of Directors often receives complaints about gatherings on common property. These gatherings typically last a few hours and may include music, tables, lighting, games and a "moon bounce".

Residents holding gatherings need to be respectful of neighbors, and similarly, neighbors need to be tolerant of the temporary noise and activity of the gathering. Residents holding the gathering are responsible for the conduct of guests, keeping the noise level down, observing Arlington County "quiet hours", having guests park on the street, and cleaning up the common area afterwards.

It has been suggested formal notification of having a get together on the common areas to the Meadows Board of Directors is necessary. Being "neighborly" is the "right thing to do", not excessive oversight of short term gatherings/parties.

Updating Egress Window Resolution

Egress windows refer to windows that are big enough to allow you to escape. In Fairlington, they typically refer to basement windows that have been modified and expanded to allow residents to escape and to give firefighters greater access to your home. An egress window can be a valuable addition to a basement room, increasing both property value and safety.

Since the Meadows first allowed the installation of egress windows, a dozen or so have been approved. In this time, the Board of Directors has learned that Arlington County has an extensive process in place to ensure proper installation, including placement, construction, and drainage. As written, the current Meadows "variance" guidelines do not enhance the installation process.

For these reasons, it's time to update the Meadows policy resolution guiding egress window installation. The primary focus of the amended resolution is to ensure owners use experienced construction companies (no do-it-yourself), places the egress window in the most logical location in the unit, is as unobtrusive as possible from the exterior, minimizes landscaping impact, ensures installation occurs only Monday through Friday (so our Maintenance Manager is available to answer questions), complies with Arlington County permit acquisition and clarifies that unit owners are responsible for the egress window and window well maintenance and any damage during and after installation.

Contractor Guidelines Update June 2023

When contractors perform work in any Meadows unit they are subject to the Contractor Guidelines published by the Meadows Board of Directors. During a recent risk assessment by the Meadows insurance company, Travelers Insurance has recommended our contractor guidelines be amended to include “Hot Work” regulations. There isn’t much “Hot Work” in the Meadows (welding, plumbing, grinding, etc.), however accidents can happen if proper procedures are not followed. For example, during a plumbing project being done in a Fairlington Commons unit, hot material fell behind a wall and caught fire, resulting in the entire building having smoke damage.

Another change in the Contractor Guidelines is that contractor work on Sundays should be limited to “emergency” work, not routine renovation/construction. The Meadows Board of Directors has received many complaints of contractors working on Sundays. Other changes in the Contractor Guidelines incorporate recent resolution additions or modifications. Owners are responsible to provide contractors with the Contractors Guidelines. Up-to-date guidelines are available on the Meadows website. (<https://fairlingtonmeadows.com/documents>, under “General Guidelines”).

Buildings & Grounds Update

The B&G Committee has been busy in the early spring:

- The new landscaping plan for Court 1 was developed, reviewed, and approved by the Board. It will be implemented after Labor Day once the summer heat dissipates. The other courts due for landscaping rejuvenation this fall are Courts 3, 7, 10, and 12. Each will be reviewed by Court residents and the B&G Committee before moving to the Board for final approval.
- Lancaster Landscaping replaced dozens of shrubs that did not survive the original transplanting process. The normal failure rate for new shrubs is about 15%, but we can minimize losses by watering new plants.
- Four large oak trees in Court 3 were trimmed of deadwood, a process that required crews from Lancaster to climb into the trees with ropes and cutting tools. The trees look much better and are safer for those walking underneath.
- Lancaster pruned other small trees throughout the Meadows, and some shrubs that had grown up over windows. The initial result can be shocking, but azaleas and other trimmed bushes are expected to make a full recovery.
- B&G has submitted a proposal for a new holly tree to the County’s Tree Canopy Program; it would be planted this fall.
- The Committee is beginning to explore additional sustainable landscaping practices as well as Arlington County’s new stormwater tax credit program.



A Note on Watering:

While the Meadows needs help watering new plants and freshly sown grass seed, we do NOT encourage regular watering of the established lawns. Water is the Meadow’s single biggest recurring expense. In dry weather, established grass becomes dormant, but will revive when it rains.



Pool Update

The pool was a big hit opening Memorial weekend on May 27th. It was a warm weekend and lots of residents with guests came to enjoy the pool. Due to our heated pool, guests are in abundance in late May when other nearby pools are still quite cold. The Board may consider limiting guests the first two weeks of the pool season next summer. This would allow for the new lifeguards to acclimate to our pool rules and structure under less crowded conditions.

We have had several pool parties by residents so far this season. Please send an email to meadowspool@gmail.com for more information about planning a pool party. The information is also listed in detail on the Meadows website including the required Pool Party Request Form. This must be submitted a minimum of two weeks prior to your planned party date as the pool company needs to ensure adequate lifeguard coverage on that date. Residents may have up to 15 guests at a party.

As in years past, freezer pops for 10 cents are a big hit this season. In the first 12 days of the pool season, the kids consumed over 400 freezer pops! Freezer pop sales are fully self-financed – no official Meadows funds are used.

The Meadows is grateful to have a volunteer Pool Committee Chair, Bonnie Crouch. Bonnie would love to have a few volunteers to plan an event or two for the community this summer. If you are interested please email Bonnie at the above address. Many hands make light work.



Open Meadows Board of Directors Positions are up for Election this October

The Treasurer's position in the Meadows Board of Directors will be vacated this October with the retirement of current Treasurer, Nick Slabinski. Additionally, Ms. Caroline Trupp Gil is finishing up her 3 year term on the board. Owners are elected to the Board and following the Annual Meeting, the elected members determine who will hold what positions.

Elections will be part of the annual meeting held in October, and owners interested in running for the Board will need to complete a declaration of board candidacy form and provide a brief statement and biography to Ann Palbalkar (CMC Property Manager) by mid-August. Please contact Ann if you have any questions about what,

when and where to submit your information. Additionally, anyone interested in being on the board is encouraged to talk to any board member by connecting via email at meadowsboard@fairlingtonmeadows.com.

Thinking of Selling Your Meadows Unit? A Few Reminders

Nothing lasts forever (especially the good things), and eventually even the happiest Meadows residents will have to list their unit for sale. If you're thinking of selling your Meadows unit, keep these tips in mind to avoid common mistakes.

- Review the Meadows Resale Checklist and address any out-of-compliance issues before listing. You'll thank yourself during the rush to closing that you don't have to arrange any last-moment fixes identified by the buyer's team once they request the Meadows closing paperwork. Find the Checklist on the Meadows web page (<https://fairlingtonmeadows.com/documents/>, look for "Resale Checklist")
- Inform your realtor that the only "for sale" signs allowed in the Meadows are the standard, short, metal signs. The tall wooden post signs are not allowed – they require holes that mess up Meadows landscaping and sometimes damage buried cables. Check out the May 2023 Messenger for illustrations of what's allowed and what's not.
- When moving out, plan ahead for the big bulk trash pick-up on the first Saturday of the month, and remember that regular household trash can only be put out in the early morning, Monday – Saturday. Leaving a mess of trash placed in front of your unit (or worse, strewn across your court) is not a classy way to leave. You'll want your fellow Meadows residents to remember you for being a good neighbor, not for the trash pile you left behind.



TownSq: Sign Up and Be in the Know

The Board urges all owners and renters to register and log onto TownSq, which is a free, safe, secure and instantaneous method of communication for residents to get real-time alerts on important happenings in the Meadows (e.g. water shut-offs, changes in trash pick-up or other essential Board alerts).

Meadows owners can register at <https://app.townsq.io/login> using your CMC account number found in your coupon book. If you are a tenant, or don't know the CMC account number, email your name, email, phone number, and address to Ann Palbalkar, Meadows CMC Property Manager, at APalbalkar@cmc-management.com.

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 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