

Meadows Messenger

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Pool Committee Chair Needed

Sadly, Meadows resident Ross H. has stepped down as the Meadows Pool Committee Chair. He has ably served in this capacity for a number of years and shepherded the Meadows through the summer of 2020 when most pools in our area remained closed due to COVID. The Meadows pool stayed open with well-thought out hours and guidelines, and for this the Meadows community is eternally grateful. We now need a volunteer soon to help prepare for the summer 2022 pool season.

Pool Committee Chair duties include the following:

- Serves as the main point of contact for Fairlington Meadows with the pool management company, the supervisor, lifeguards, and Meadows residents. Educates these individuals about our pool rules, daily tasks, and safety needs.
- Keeps informed about local COVID or other health restrictions that could impact pool operations.
- Brings issues to the Board that require formal approval such as contracts recommending repair or replacement of pool equipment or pool furniture.
- Works with the Meadows maintenance supervisor in support of pool operations, such as signage and any tasks that are not expressly covered by the pool management company.
- Prior to the pool opening, prints the Meadows Recreation Card applications and passes needing completion by residents for pool entry and distributes to Court Chairs.
- Approves pool social events that are planned and executed by pool committee members and residents.

Please email the Board at MeadowsBoard@fairlingtonmeadows.com if you wish to volunteer. While pool season feels far off when we're still thinking about shoveling snow, there are many pool decisions that need to be made now. In addition to the Chair position, committee members are also welcome and appreciated. If you know anyone looking for a summer job, Atlantic pools is now recruiting for lifeguards.

January Snowstorm

The first major snowstorm in three years delivered eight inches of snow to our area in early January. Ricky contacted Cutter management ahead of the storm to discuss details and made arrangements with Steve, our hourly staff member, to help clear our sidewalks. In addition, Ricky arranged to stay overnight nearby so that he and Steve could start clearing sidewalks at the break of day. Much thanks to them for their outstanding job. Our parking lots were a somewhat different story. Cutter was asked to return to remove snow piled into parking spaces or near court entrances. Thanks for your patience as the Board worked to get our parking lots clear.



Updating the Capital Projects Plan for 2022 – 2026

The Capital Projects Plan is a guide for Meadows council members for long term project and financial planning purposes. Having this plan available to all co-owners enables community members to participate in these long-term projects.

2021 was a very successful year for completing several projects on the Capital Project Plan. Replacing the Tot Lot and all the sidewalk post lights were the major items on the list. Additional items were replacing the court parking lot signs, updating the pool office and maintenance office furniture, scraping and painting the pool fence, and installing the pool heaters. Repair and tuckpointing of front porches has begun, working on the most critical 11 porches first. The amount of chimney repair has reduced as has the amount of necessary wall tuckpointing. Gutter replacement (upgrading to larger gutters) is ongoing as identified and needed. Sewer laterals will be inspected in 2022 to remove invasive roots and identify potential weak areas in the system. Only toilet paper and human waste are to be put in our aging sewers! (See related article on this topic.)

For 2022, work on the one roof replacement planned for this year at 3479 S. Stafford Street is expected to begin in February (See related article for more details about that project in Court 6). Roofing and construction material availability and elevated cost are limiting the number of roofs to be replaced in 2022.

Other 2022 focus items are replacing the pool furniture, replacing the pool cover, and major surface maintenance (white coat, tile replacement) on the pool. Initial research will begin on updating the B Building common areas (carpet, paint, exterior door, light fixtures) and interest in installing a practice board on the tennis court.

A new item on the Meadows capital projects plan is researching the possibility of covering with metal clad or replacing with PVC many paintable areas (window frames, windowsills, dormers, fascia boards) to eliminate the major expense of the annual painting cycle. Another new item, identified in the co-owner survey conducted in 2021, is the possibility of community EV charging stations being installed in the Meadows. It will be a phased installation approach, based on interest and need, if there is enough community support.

The 5-year Capital Projects Plan is posted on the Meadows website under Documents.

Meadows 5 year Capital Project Plan 2022-2026

Capital Need	2022				2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Roof replacement/refurbishment and gutters/downspouts	■				■				■				■				■			
Parking lot milling/resurfacing						■	■	■												
B building carpet replacement, hall painting, replace door/door hardware, light fixtures		Research																		
Pool white coating/tile replacement/major maintenance		■																		
Pool cover replacement			■																	
Tennis court practice board				Research																
Pool furniture replacement	■	■																		
Electric Vehicle Charging Stations	Research																			
Tuckpoint or replace front porch bricks		As needed				As needed				As needed				As needed				As needed		
Ongoing Maintenance																				
Tennis Court maintenance (reseal every 5 years)									■											
Chimney cap installation/replacement		Inspect				Inspect				Inspect				Inspect				Inspect		
Clean gutters		■	■	■		■	■	■		■	■	■		■	■	■		■	■	■
Gutter/downspout replacement		As needed				As needed				As needed				As needed				As needed		
Electric supply line repair (2 per year average)	As required				As required				As required				As required				As required			
Sewer lateral and storm sewer inspection		■								■								■		
Sidewalk repair		■				■				■				■				■		
Masonry/Chimney/Buildings tuckpointing		Repair as needed				Repair				Repair as needed				Repair as needed				Repair		
Court painting cycle/repair of wood/window sills				courts 4, 5, 6, 7				courts 8, 9, 10, 11				courts 12, 13, 1, 2				courts 3, 14, 15				courts 4, 5, 6, 7
Investigate interest in covering all window sills and exposed wood on buildings to eliminate annual painting cycles						Research														

B&G Update – February 2022

The Building and Grounds (B&G) Committee has started planning for this year's landscaping renewal projects! Our contractor, Lancaster Landscaping, was scheduled to attend the January B&G Committee meeting, but the snowfall put an end to those plans, as Lancaster is also involved in snow removal (in other communities, not the Meadows). They have rescheduled for our February meeting to take place on February 2 at 7 pm via Zoom.

This year we will be redoing the landscaping in Courts 4, 8, 11, 13, and 15. Courts 2, 5, 6, 9, and 14 were done last year, and we were very happy with the process and the outcome. The remaining five courts will be addressed in 2023. Lancaster provides the services of a landscape architect and also does the plant removals and plants the new landscaping. The B&G committee has adopted formal guidelines that call for the removal of invasive plants and small lawn areas, the use of native plants, plants appropriate to their location (i.e., no large bushes or trees in front of windows), and the installation of as many canopy and ornamental trees as possible.

The court renovation process entails two meetings with each affected court so that residents can provide input both before design work begins and after we have draft plans. Comments can also be submitted via email or at one of our monthly B&G Committee meetings. The committee reviews all comments, makes changes to the plans, then approves the final plans and forwards them to the Board. Once contracts are signed, the installation can be scheduled.

In addition to these major landscaping projects, B & G will be doing two small drainage projects behind Courts 3 and 5, and we hope to start removing English ivy in at least five courts. You may have seen that Arlington County planted seven new street trees in the Meadows, and 38 in Fairlington as a whole. We are very grateful to the residents who volunteered to water our new trees during their first month after planting!

Finally, in the not-such-good-news category, we have discovered that our photinia hedge along Quaker Lane is suffering from another fungal infection, and we may have to do additional pruning. We will discuss all of this at our February 2nd meeting. All are welcome to attend.

Plumbing Reminder – Zero, Zip, Zilch, Nada...

As we are all aware, our buildings are not new. The terra cotta sewer lines that serve Fairlington Meadows were installed in 1943. The sewer lines were relined in past years to help prevent future problems however; the sewer lines still remain easily penetrable at weak points by tree roots. Given their age and construction materials, residents must be careful to avoid sewer backups and resulting expensive plumbing repairs.

The good news is that we can all do our part to help prevent future disruptive problems! The first step is to make sure that only toilet paper and human waste get flushed down toilets. While some other products are marketed as "flushable", they are not flushable in our system. Toilet paper breaks down in the water, but other "flushable" products do not and can lead to clogs, particularly in our system that was designed a long time ago.

The second step is to limit cooking fats going down the drain as well. Cooking fats can solidify in the pipes, narrowing them and making them more prone to blockage. Additionally, cooking fats mixed with non-flushable solids can form "fatburgs" which are very problematic.

When in doubt about whether to flush a wipe or dental floss, or toss food down the garbage disposal, remember these four words: zero, zip, zilch, nada! Nothing but toilet paper, and human waste should go into Meadows sewage lines.

New Lights & Picnic Tables: Resident Suggestions Improve the Meadows



At the suggestion of a Meadows resident, two new elevated sidewalk lights were installed in a very dark section of sidewalk next to the Fairlington Glen tennis courts (the Meadows owns the sidewalk behind court 6 next to the Glen's tennis courts). Additionally, the existing lights were replaced with the new style post lights that match the rest of the Meadows sidewalk lights and improve the lighting all along the sidewalk.

Meadows Residents frequently bring good ideas to the Meadows Council of Co-Owners (aka the Meadows Board of Directors). In addition to the example above, the changes below all came from resident requests.

- A new ADA compliant picnic table has been installed next to the playground.
- There's a new picnic table between Court 3 and 4. While the request was made last summer, supply challenges delayed delivery by four months.
- Several wooden benches have been replaced with new metal ones around the community.
- Many problematic drainage areas have been dealt with, including the installation of drainage pipes below the brick path that connects Courts 2 and 3.
- Dog poop bag stations were installed last year, stocked with compostable bags.
- As part of the Tot Lot renovation, the mosquito infestation of the wood mulch was eliminated.
- The Capital Project survey identified landscaping as a major topic for over 70% of respondents. The Building and Grounds committee is working with our landscaping contractor on major renovations of all the front planting in the entire community over a 3-year period.
- A group of Meadows volunteers are researching community electric vehicle (EV) charging stations.

Of course, not all requests can be acted upon. The Board recently received two suggestions concerning trash cans around the community. One resident asked for an increase in the number of trash cans around the neighborhood. A second suggestion was to remove all trash cans from the neighborhood so that people would take their trash home to dispose of it.

All these topics came from co-owner suggestions and comments. The Council thanks everyone for their constructive suggestions for improving our community.

Resident Forum

To the Board of Directors, Fairlington Meadows:

We are writing in response to the recent survey put out about a "too noisy" panel on the newly installed playground. In our experience, this is just one of several examples of a distressing undercurrent in which kids and their families are not made welcome by some residents in this community.

The panel is a developmentally appropriate, educational and interactive feature of the playground, a great way for kids to learn and have an outlet for their busy hands. When compared to the other ambient noise of our urban environment -- the constant parade of buses, honking cars, helicopters, delivery trucks, barking dogs and, especially, leaf blowers and mowers -- it barely registers.

In speaking with other parents, it seems as if this is part of a movement by a small group of residents to control how kids act on the playground, where noise is only natural -- and acceptable. We've heard of kids being yelled at, recorded and even followed by grown-ups trying to police the area, which is hostile bordering on illegal. Such behavior would never be tolerated between adults, and it should not be between adults and kids, either.

Compassion and understanding are in order. Children playing outside is essential for their physical and mental health and social development, and in the midst of a pandemic during which they were shut out of school and for a long time restricted from even going to the playground for fear of bringing home a deadly disease, we should be happy to see them doing something so normal. We understand tempers are short from the events of the last two years, and we're all home a lot more than usual. But it seems as though our kids are being held to a different standard than people hosting backyard barbecues, talking on the sidewalk or even having work done on their houses.

It often feels like a no-win proposition. People complain about kids affecting the landscaping (even mentioning the police in this context is troubling), which is being roped off or installed more in the green spaces where they used to play, and then complain when they go to play at the place they're supposed to. We pay the same condo fees as everyone else. They helped fund this equipment, and our families should be able to use it free of intimidation. We belong here as much as other residents.

We urge you not to codify restrictions on the playground, which we understand may be under consideration. We fear this would only encourage people to try to enforce the rules and threaten our kids. Most parents are already so sensitive

to the fact that they don't want to be a nuisance or damage communal property. They ensure that kids are on the playground at reasonable daytime hours and do their best to encourage them to be good neighbors, too.

We want our children to feel welcome and safe here. They should be able to turn to a neighbor for help, not be afraid of them. Our kids are not the problem. Please do the reasonable thing and ensure the Meadows continues to be the great place to raise a child we thought it was when we bought our home 11 years ago.

Thank you for your time and attention.
From Fairlington Meadows Parents

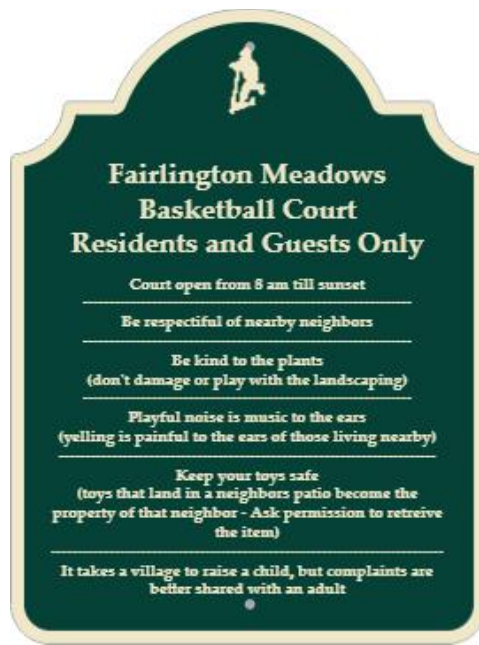
Dear Editor,

I would like to highlight an issue that is typical in neighborhoods with assigned parking. Neighbors on both sides of my parking space routinely parking right at the line or on the line dividers and crowd my space. I can usually squeeze my car into my assigned space and always take care not to hit their cars when opening my car door. However, sometimes I cannot even park my car in my space without hitting one of the other cars and must park on the street. Both neighbors are aware of the issue and have not changed their behavior or how they park their cars.

When I park on the street, it is usually late at night and sometimes the nearest space is a few blocks away, forcing me to walk the distance in the dark. While Fairlington is generally a safe neighborhood, it is not immune to crime. After that extremely heavy rain storm that we had this past summer, I know the streets flood and parked cars may be damaged and declared totaled. If anything happened to me or my property, the burden would fall on me with no repercussions on the people who put me in that situation. It is very easy to check how one parks simply by opening a car door to see where the car is in relation to the line on the ground, and I do this every time I park my car.

I write this letter to notify the HOA and residents to please be considerate of your neighbors as your actions may have negative, long-term consequences.

Thank you,
Mary MacDonald
Court 15



A Lot of Thought About the Tot Lot (& Basketball and Tennis/Pickleball courts, too)

In response to resident complaints about playground noise, early-morning and late-night visitations, patio intrusions, privacy violations, unattended youth, adults following children to their homes to see where they live, and dogs and other prohibited activities on the tennis court, the Meadows Board of Directors is updating the guidelines for playing at the Tot Lot, Basketball and Tennis/Pickleball courts.

In particular, residents who live near the playground complained that part of the new Tot Lot, the "Play Factory Gears," created an annoying racket. In response to these complaints the Board has conducted a survey about possible replacement components and discussed other solutions. The Board also held a special meeting on January 12th for people to express their concerns about the playground.

The Board worked on appropriate wording for new signage that was posted at the recreation facilities at the end of January.

Users of these facilities are reminded to be considerate of the nearby neighbors and the neighbors are reminded that the Tot Lot, Basketball and Tennis/Pickleball courts are recognized as areas that will have increased noise and activity levels. The Board has established 8 am as a reasonable start time at the facilities to allow nearby residents quiet time in the morning.

The Board is glad that residents are enjoying the Meadows recreational facilities, and especially that the renovated Tot Lot is such a success. The Board also urges all residents to be respectful and understanding of each other and balance enjoyment of the facilities with respect for residents neighboring the facilities.

Please sign up for TownSq!

Wouldn't it be great if there was a free and easy way to stay up-to-date on Fairlington Meadows news and alerts that is also safe, secure, and super quick? Well, guess what? That way already exists and is called TownSq! All owners and renters alike have to do is to sign up on the TownSq website at <https://app.townsq.io/login>.

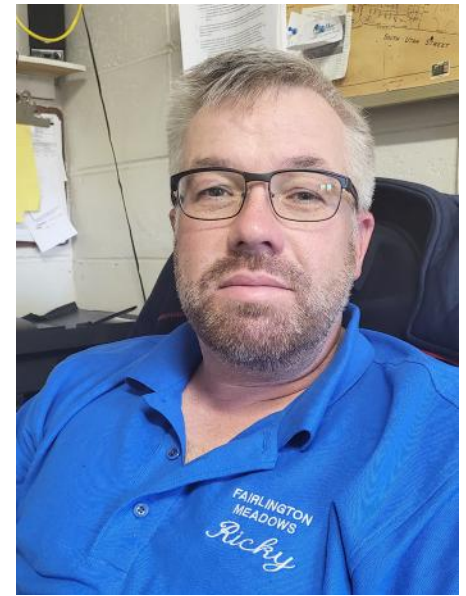
Meadows news gets posted on TownSq first which feeds other Meadows communications channels like the volunteer Court Chairs and the Meadows FaceBook page. You will need your Meadows condominium fee account number to sign up, and can contact Wee Abraham, our CMC Property Manager at WAbraham@CMC-management.com if you don't know it. (Your account number is also on your ticket book if you are an owner and pay your Meadows fees by check.)

Don't delay! Sign up for TownSq today!

Ricky Henderson, Fairlington Meadows Maintenance Supervisor

Ricky has been employed by the Meadows for nearly eight years. Before becoming the Meadows Maintenance Supervisor this fall, Ricky was the Associate maintenance employee working with and learning from recently retired maintenance supervisor Craig Robbins. Ricky's college education was in economics, and he has experience in landscaping. Both are valuable subjects when dealing with contractors and maintaining the Meadows' 22 acres of plantings, buildings, open space, and parking lots.

One of Ricky's biggest responsibilities is overseeing proper contract execution by contractors. Ricky also solicits and evaluates Meadows contractor proposals, plans for annual roof replacement selection and execution, plans and execute sanitary sewer line inspections, communicates with Arlington County for storm sewer cleaning, plans for the annual painting cycle, maintains mechanical equipment (snow blowers, leaf blowers, Meadows pick-up truck, riding mower and trailer), ensures supplies (B building lights, ice melt, dog bags, trash bags, pool supplies) are available when needed, inspects roofs for recently broken slate shingles, and arranges for gutter cleaning twice a year.



On any given day, Ricky's work includes responding to resident phone calls and emails, coordinating with homeowners and Arlington County for water turn-off/on to support plumbing work, maintaining trash cans and dog bag stations, checking the sidewalk lights for breakage, picking up recycling material that's been blown around the neighborhood, clearing the tennis courts and playground when needed, and a general check of the community looking for small issues before they become big ones.

On a personal note, Ricky lives in Culpeper, is married to Michelle, has 2 children, Hanna and Malachi, and loves all types of sports, especially hockey, baseball and golf.

To reach Ricky, email FairlingtonMeadowsShop@gmail.com or call the Meadows maintenance office at 703-820-6799. The Meadows Board appreciates Ricky's efforts and his professionalism in executing his duties around the Meadows.

New Roof in Court 6 Scheduled for February

The last remaining tile roof at B Building 3479 S. Stafford Street will be replaced sometime this February, weather permitting. Katchmark is gathering necessary materials to complete the job at this time; supply chain issues remain a concern. As a reminder to those living in the upstairs units of that building, please cover and protect any items stored in your attic with plastic. Roof replacement causes a great deal of dust! Debris created outside will be gathered and disposed of daily but keep a lookout for stray nails. Efforts will be made to protect the new landscaping from damage. There is no way to put on a new roof without disruption but under Ricky's watchful eye, Katchmark will do their best to keep it at a dull roar.

Hear Ye, Hear Ye! Volunteer Opportunities in the Meadows!

1. Meadows Messenger delivery – One individual has stepped up and is willing to deliver the Meadows newsletter to half of our fifteen Courts! We are in need of one more individual to deliver to the remaining half and then we can move forward. The Messenger is written about 4-6 times per year. Delivering to half of our Courts takes about 75 minutes. The Messenger will continue to be published online.
2. The Board and Ricky remain stumped about a minor Gmail issue with our maintenance supervisor's email address. Emails sent by Ricky Henderson, our Maintenance Supervisor, continue to reflect the name of our former Supervisor, Craig. A knowledgeable teen or young person could probably meet with Ricky at the shop and have this solved in mere minutes. We need your help!
3. Pool Committee Chair vacancy. (See related article for details.)

Please email the Board (meadowsboard@fairlingtonmeadows.com) if interested in any of these opportunities.

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



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