

Meadows Messenger

Published by the Fairlington Meadows Council of Co-owners in Historic Fairlington
FEBRUARY 2023

Meadows Electric Vehicle Charger Sites Selected



Electric vehicle (EV) charging stations are coming to the Meadows! The Meadows Board selected Courts 3 and 15 as the locations for the initial dual EV charging stations. Court 3 was selected in part because it has the most unassigned parking spots of any Court in the Meadows, with nine guest spots. Two of those parking spaces will be designated for active EV charging activity only, in between 3343 and 3345 S Stafford units (see map). A second dual EV charging location has been identified in Court 15, which would use two of the three available unassigned parking spots in that Court (see map).



Initial Board discussions planned to start with just one EV charging station. However, in talking to PSE, an electrical contractor, the Board learned it will be less costly to install both charging stations at one time instead of doing them separately. There are charges for mobilizing the equipment to do the conduit/wire installation that would be charged twice if we separated the installations, at a cost of approximately \$1,500 per mobilization. PSE is also recommending installing both charging stations at the same time because Dominion Energy will expect the lines to be active and will start charging the monthly fee whether we have the chargers connected or not. If we don't activate them at first, then Dominion charges a separate activation fee. The Meadows should get a tax credit for installing the charging stations, and the chargers have to be active to get the tax credit.

The process will take four to six months to get completely up and running. Dominion has to do an engineering study on the electric grid to ensure that adding new services to the existing transformers is feasible. Then they decide where to put the new meters, which must be within 10 feet of the transformer.

Installation of community EV charging stations in Fairlington Meadows was a co-owner-led effort. Individual unit EV charging capability, while theoretically convenient, is not practical in the Meadows. Moreover, the Board felt it was best to proceed

Continued on page 2



Meadows Parking Lot Paving Project Schedule

The Meadows Board voted at the November meeting to resurface all 15 Court parking lots in 2023. March or April is the current estimated timeframe for resurfacing to occur. The ability to do the work is dependent on weather (temperature and rain), availability of trucks, milling equipment, asphalt, and workers. The selected paving contractor will be performing the work in two or three deployments of equipment. The Meadows Board will post notices on TownSq and through Court Chair emails once this information is provided.

Asphalt parking lots typically have a 20-year life span in-between resurfacing. The last time our 15 Court parking lots were resurfaced was 2000-2001. Two inches of asphalt will be milled from the surface of the lots and fresh asphalt will be laid. Parking spots will be striped and numbered. All vehicles will be required to vacate the parking lots while milling, resurfacing, and striping/numbering are being accomplished. Signs will be posted on the affected lots informing residents when to move their vehicles.



Court 12 is Getting a New Roof

If you've driven down S. Utah Street, you see that 3401-3411 S. Utah Street in Court 12 is getting a new roof!

With this roof replacement, five Meadows roofs remain identified as "critical" for future replacement in the Durable Slate Company roof assessment performed in 2020 at the Board's request. Criteria for selection of the 2023 roof replacement included current visual inspection of the roofs for excessive flaking or deterioration of slate, the number of repairs on the building, recent reports of any leakage, cost of roof replacement and this year, replacement of surrounding landscaping

(Court 12 landscaping will be rejuvenated in the fall of 2023).

Based on this year's assessment of the roofs, the roof in Court 14 (3408-3420 S Stafford St.) will most likely be the next roof to be replaced in 2024. The remaining three roofs, all on South Stafford Street, (3381-3393 in Court 3; 3405-3409 in Court 4; and 3471-3477 in Court 6), will be reassessed annually, along with any other roofs with excessive leakage and related deterioration.

The 2020 Durable Slate roof assessment is available on the Meadows website under the Documents tab.



Meadows Electric Vehicle Charger Sites Selected (continued from page 1)

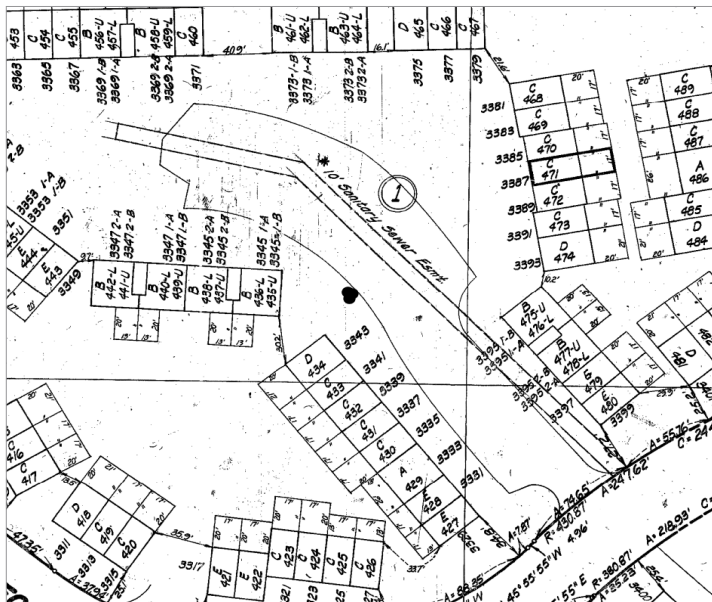
with community EV charging stations than to have the continued use of electric cords strewn across sidewalks as is currently happening in the Meadows.

The EV charging stations will be leased as a service from the EV charging station company, so minimal up-front costs are involved. The hardware can be upgraded with minimal cash outlay by the Meadows.

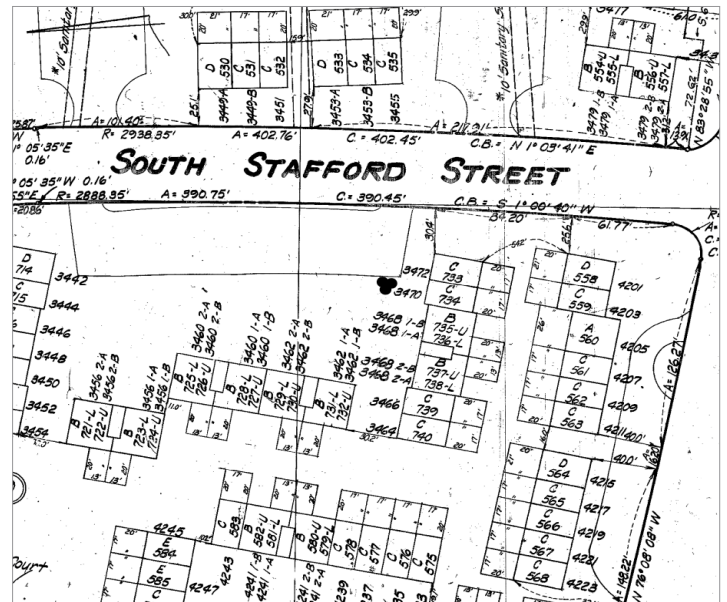
Use of the EV charging stations will be limited to Fairlington Meadows residents. The charging fee will initially be \$0.25 per kWh. There will be a 30-minute grace period to move the vehicle once charging is complete, then a fee of \$2.00 per 30-minute period (or portion thereof) will be charged. Registration and management of users account details are being worked out at this time.

The charging stations will be the highest amperage available for level 2 charging stations to allow for minimal time required for charging (charging speed is governed by each vehicle). Cable management hardware will be used to ensure the charging cable is suspended off the ground when not in use.

Court 3



Court 15



Security in the Meadows

Recently, in and around the Meadows, there have been car break-ins, theft of airbags and catalytic converters, a couple of attempted home intrusions have been reported, and occasional packages gone missing. One option to help deter these events from happening is to install home surveillance measures like a video doorbell (i.e. Ring Door or Google Nest Camera, for example) at entry points. It's a good idea to keep valuables like bikes locked when on your patio.

The Meadow's multi-year landscaping rejuvenation program underway has a goal of removing large bushes from the front of buildings that can provide hiding places for individuals. Smaller and shorter plantings that grow no higher than four feet in front of windows are being utilized to help prevent the overgrowth from occurring again.

As reported by the Arlington County Police Department, Fairlington is one of the safest neighborhoods in Arlington County. We don't need to live in fear, we just need to be cautious and take reasonable precautions in and around our homes.

ISO: New Meadows Board Treasurer

The current Meadows Board Treasurer, Nick Slabinski, will be stepping down from the Board in October 2023 at the close of his second term. A new Board member will be elected to replace him at the October annual meeting. As part of succession planning efforts, the Board desires the prospective new Board member to first volunteer (i.e., shadow Nick to learn the job) and then hopefully run for the Board and be assigned as the new Treasurer if/when elected to the Board. Anyone interested in this essential volunteer opportunity is encouraged to start discussions with Nick to learn how the Meadows budget is developed and investments managed. He can be reached at NickS@fairlingtonmeadows.com.

Resident volunteerism is the foundation that keeps the Meadows working and thriving. New voices are needed in the various governing bodies of the Meadows such as the Board of Directors and the Buildings and Grounds and Pool Committees. (Only owners may serve on the Board.) New Meadows owners, this is your opportunity to step up and make a positive impact on your chosen neighborhood!

Meadows Budget Primer

What follows is a primer on the Meadows Budget to whet the appetites of potential Board Treasurer candidates. It's also useful information for any Meadows owner.

The Operating Reserve pays for potential budget overages from the operating budget such as water, snow removal, insurance, etc.

The Capital Reserve pays for significant infrastructure improvements such as new roofs, fences, pool maintenance and enhancements, parking lots, sidewalks, etc. Currently any overages from the General Repair & Maintenance section of the Meadows budget comes out of the Capital Reserve. Starting in FY 23, the Meadows will have two subcategories of the Capital Reserves. One sub-category is for roofs which will have a \$200K allocation to be used for any emergency roof repairs or replacements that may happen in the budgeted year. The Board generally budgets for 1-2 roofs to be replaced each year from the Capital Reserve. The second sub-category will be called Paving, Painting, & Other. This will cover all other Capital Reserve fund items.

The most recent Capital Reserve study was completed in December 2019. We are required by the Virginia Condominium Act to complete a Reserve Study every five years. However, because of changing economic conditions and the completion of multiple major capital projects, the Board decided at the January meeting to move its next reserve study up by one year. The Reserve Study will start this spring and the Board will present the final report at the Meadows annual meeting in October.

More background information on the Meadows budget can be found on the Meadows website at <https://fairlingtonmeadows.com/issues/>.

Six more weeks of winter? Here are a few snow tips for Meadows Residents!

It's official. The famous Punxsutawney Phil saw his shadow on GroundHog Day in Pennsylvania, meaning six more weeks of winter. However, Staten Island Chuck did not, signaling an early spring. (If the Meadows had a weather-predicting rodent, it would be a trash-rooting gray squirrel.) Just in case Phil the groundhog is correct, below is information about snow removal in the Meadows.

- Per our current snow removal contract with Cutter Landscapes, **plowing of our 15 Court parking lots will commence only when snow accumulations reach or exceed 2 inches in depth.** Please be patient while waiting for your Court to be plowed. Meadows Maintenance Manager Ricky Henderson does an excellent job communicating with Cutter Landscapes prior to, during, and after snowstorms.
- Plowing passes will be made during continuous storms to keep our parking lots as passable as possible.
- Sidewalks and front steps will be cleared by Ricky with the use of shovels, snow blower, and broom where applicable. If needed, he will call Steve Burcham, our PRN Meadows maintenance support staff member, on an as-needed basis to help with the clearing of snow. For heavier snow storms, Ricky will spend the night at a nearby motel so he can be available to clear snow as soon as possible. Ricky had routine maintenance done on the Meadows snow blowers in the fall so we will be ready for whatever snow comes our way!
- Application of de-icing agents will be performed by Cutter and Ricky as conditions warrant.

A few additional tips gathered from long-time Meadows residents:

- If the temperature drops well below freezing as occurred recently, turn off the water to the outside faucets. The shut off valve for the front or side faucets are typically located near the main shutoff valve. The shutoff valve for the patio faucet is typically located under the kitchen sink.
- There are 22 acres in the Meadows with many miles of sidewalks. While the Meadows Maintenance team is responsible for clearing sidewalks, consider clearing the sidewalk in front of your unit if you are able. Any sidewalk already cleared when Ricky passes enables him to get to another stretch more quickly. Some folks will object to this advice and say, "I pay a condo fee for that," which is true. However, passable sidewalks are a safety issue and your extra effort might help a neighbor in need who is unable to shovel. (Consider it the snowy butterfly effect).
- Any Meadows resident with a car will need a snow shovel to dig out their car. And don't forget to keep snow shovels and windshield scrapers where you can access them easily after a big storm; they won't help you if they are in your car buried under the snow!



Pick Up Your Pet Waste

Every week the Meadows Board of Directors receives complaints regarding dog droppings left in the Meadows. Beyond providing waste bags and trash cans for disposing of pet waste and constant newsletter reminders, the Board is unsure of what more can be done to get the few irresponsible pet owners causing this issue to pick up after their dogs, recognizing that not all culprits are Meadows residents. The Board welcomes your thoughts on practical steps we could take to address this annoying and unsanitary problem. Please email your suggestions on how to deal with this issue to the Meadows Board of Directors at MeadowsBoard@fairlingtonmeadows.com.

Below is an example of one neighbor's plea.

Dear Neighbors,

Please make sure that you and your dog walkers pick up after your pets. The other day I found eight – yes 8! – dog poops between the basketball court and South Utah Street. My son had fallen in the grass and landed inches from one of them. I cleaned it up, but the more I looked, the more I found. I nearly stepped in another one yesterday! I am happy to clean up after my own dog, but do not appreciate having to clean up after other dogs. Dogs should be leashed for everyone's safety and dog waste should be collected promptly.

Thank you for keeping our neighborhood safe and sanitary.

– Margaret R.

Residents: Please Register for TownSq!



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), register for TownSq. TownSq is a free, safe, secure and instantaneous method of communication with residents.

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 portfolio manager, at APalbalkar@cmc-management.com.

Meadows Unassigned Parking Spot Abuse

The Meadows Board of Directors weekly receives numerous complaints from residents about abuse of the unassigned short-term visitor parking spots. Some residents continually park a vehicle in the unassigned spots, sometimes for extended periods well beyond the allotted 72 hours. Others "play the game" and move their vehicle from one unassigned spot to a different unassigned parking spot at the 72 hour mark, or switch vehicles from their assigned parking spot with the vehicle in the unassigned parking spot.

To be clear, **these unassigned parking spots are for short term, primarily non-resident use.** Daily use by visitors, contractors, cleaning services, dog walkers, loading or unloading of packages, and the occasional late night return home use for residents are the primary purposes of these unassigned parking spots.

The Meadows Board of Directors is contemplating modifying in our governing documents so that the maximum time permitted for a residents vehicle to park in the unassigned parking spots is limited to 12 hours. This would focus usage of these parking spots on short term parking, as is intended.

Other ideas suggested to the Board by residents include eliminating all unassigned parking spots (making the assigned spots larger), moving the unassigned parking spots to different locations on a routine basis, and using one or more of the unassigned parking spots as a common trash collection location.

Comments from Meadows residents and owners are welcome on this topic. Please email your comments, suggestions, and ideas on how to deal with this issue to the Meadows Board of Directors at MeadowsBoard@fairlingtonmeadows.com.

Meadows Annual Spring Cleaning scheduled for the Week of March 27

The Meadows B & G Committee is soon holding our annual Spring-Cleaning program in the Meadows. As all residents know, our Bylaws prohibit the storage of personal property in our common areas. That Bylaw includes the common areas outside fenced patios which will be the focus of our annual Spring Cleaning initiative.

Unfortunately, over the years, many residents have forgotten this Bylaw, or perhaps put something outside their fence with the full intention of moving it later. As a result, a walk outside residents' fences quickly becomes a parade of unused blocks, bricks, pavers, timbers, abandoned benches and chairs, unused planting supplies, etc.

To keep all in compliance with the Bylaws -- and more importantly -- improve the look of the Meadows' common areas, the B & G Committee will be collecting abandoned personal items left in our common areas behind our buildings the week of March 27th. Anything that cannot be recycled will be put out for the next bulk trash pickup on Saturday, April 1st.

A request: Even though our Annual Spring-Cleaning program this year will focus on the rear of the buildings, the Meadows Bylaws on abandoned private property left in common areas also applies to the front and sides of our buildings, front porches, and the stairways of our B buildings. Please remove any items you might have left out and do your part to keep the Meadows clean and attractive.

In summary, if you have left something outside your fence -- and you want to keep it -- please bring it inside your patio or inside your unit. Otherwise, after April 1st you may not find it anymore!

Care of New Meadows Landscaping

Over the last two years, Fairlington Meadows has made a large investment in rejuvenation of our landscaping. We have removed numerous old, overgrown bushes, including many toxic and invasive plants, and installed new trees, bushes, and ground cover. Many residents have volunteered their time to water these new plants; generally they have done very well. We will complete this three-year effort in 2023 with the final landscaping rejuvenation of Courts 1, 3, 7, 10, 12, and 15.

The Buildings and Grounds Committee urges all residents to take special care with this new landscaping! Please do not walk in the new landscaped beds or near any of the new plantings even if it allows you to walk a shorter path. Please do not allow your children to walk or play in the new bed or to climb the new trees (or established trees, for that matter). Once spring arrives, please join your neighbors in watering these new plants!

New Trees in the Meadows

Fairlington is known for its beautiful trees, especially those along the streets which are planted and maintained by Arlington County. We want to continue maintaining and expanding the tree coverage in the areas where the Meadows has responsibility, so as part of the Meadows landscape rejuvenation program, we have emphasized the planting of canopy and ornamental trees, including many native varieties.

In 2022, the Meadows planted 32 new trees, of which 26 are natives. This includes five Virginia witch hazels, four white dogwoods, three Blue Arrow junipers, three paw paws, and one each American elm, American plum, chokecherry, red maple, redbud (and transplanted another redbud), sassafras, serviceberry, sourwood, sycamore, and yellowwood -- all natives. In addition we planted a star magnolia, two sour cherries, and one each Kwanzan, Okame, and Yoshino cherry.

Two of the trees -- the American elm and the sycamore -- were obtained through the Arlington County canopy tree program, and the sassafras and one of the redbuds were also provided by Arlington County. The pawpaws and the chokecherry were donated by residents.

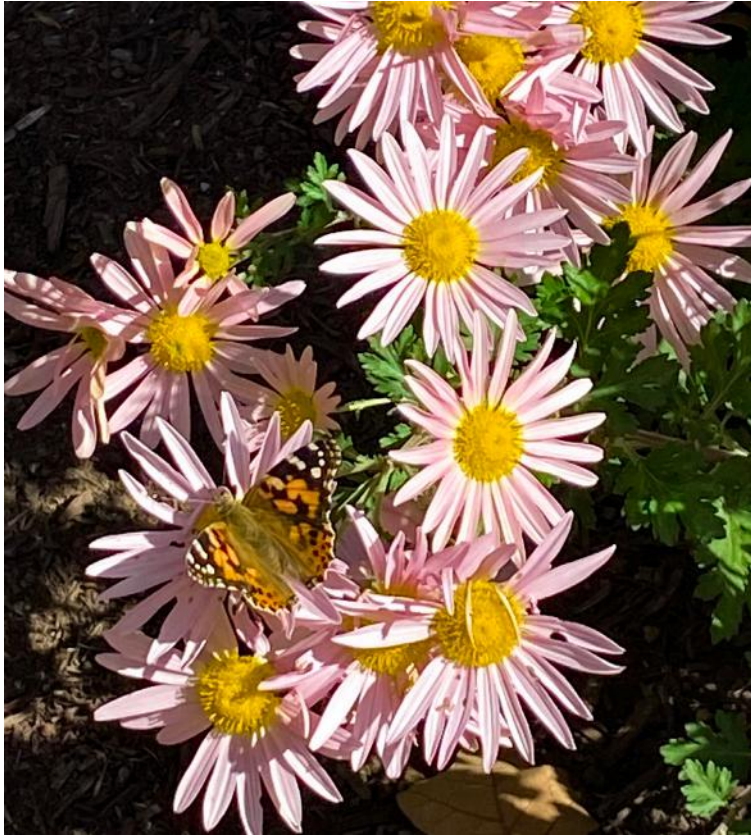
In addition, in a first for the Meadows, seven of the trees -- American plum, sour cherries, pawpaws, and serviceberry -- produce fruit suitable for human consumption.

If there is a new tree in your Court, please join other residents in watering them next spring and summer to make sure they make it through their first year!

Personal Items on Meadows Area Common Property

Our recent fall landscaping rejuvenation included the removal of many large, overgrown bushes, which had the side effect of exposing many items that our residents had been storing behind those bushes. The Buildings and Grounds Committee would like to remind residents that personal items may not be stored behind bushes on our common area property. So, please remove to your patio or inside your unit any unused gardening items (empty planters, pots, and other gardening equipment), ladders and other tools, children's play equipment, etc.

Also, residents should remember that yard flags are not permitted in the Meadows and should be removed as well.



Opportunity to have more Flowers in the Front of Units

Meadows residents can plant flowers in the front of their units in concert with Association landscaping plantings. The recent landscape rejuvenations have presented perfect opportunities for residents to increase the amount and variety of flowering plants in the front of their units. More open ground space is now available in the common areas with the new plantings and removal of the overgrown bushes and trees. Homeowners are encouraged to plant native plants that benefit pollinators (butterflies and bees).



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