

Meadows Messenger

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Plenty of activity expected in 2019

The new year is shaping up to be a busy one. On tap are construction of new fences for the entire community, shade canopies at the pool, recycling changes, and possibly updating the Meadows By-laws. All these activities will require input and support from the co-owner community.

Changing the By-laws requires a two-thirds approval of all co-owners. The master deed was written in the 1970s and the by-laws are in need of updating to the 21st century. Planning for new fences will require owners to provide feedback on the style, material, height, whether the new fences should be painted and timing of the installation. Preparing for the actual fence installation, owners will need to remove personal items attached to the fences including hoses, vines, flower pot hangers and lights, among other items. Owners may need to move sheds that interfere with installation, remove any climbing plants, ensure Comcast wires are not woven through the fence, move chairs, tables, umbrellas, canoes, kayaks, and potted plants on the ground next to the fence. These are just some examples of the extent of preparations necessary for this \$500,000 investment in our community. Look for a separate dedicated ad hoc committee to coordinate this effort.

Patrons of the pool have had been pleased with the temporary shade canopies that have been installed during the past couple of years. The Board and Pool Committee have been exploring the installation of a permanent shade area to include improvement of the ground under the shade to eliminate muddy conditions. The Board hopes to have the improvements in place before the start of the swim season.

The Fairlington Meadows Maintenance Team has been improving the condition of the pool shower rooms by adding new tile, which is a wonderful upgrade to the facilities.

Recycling in Fairlington Meadows is expected to undergo changes in the new year. The Board is responding to the identified desire of the Meadows community to enhancing the community's recycling program by adding a second recycling pick-up day per week. The Trash Recycling Ad hoc Committee is working on the timing of this change and the best way to inform residents.

The Board learned that in the future, the single stream method of placing everything (paper, plastic, glass, metal) in the barrels

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Fairlington Meadows launches new web site

Fairlington Meadows has a new web site. Located online at <https://fairlingtonmeadows.com>, the new site contains the same helpful information about Fairlington Meadows as the previous site with a new bright easy-to-navigate design.

The site includes important and helpful documents for residents such as links to a variety of topical guidelines, policy resolutions, condominium insurance documents, and appendix to the Residence Manual. Also featured is a helpful FAQ section, featuring answers to frequently asked questions on a host of topics.



The site, the documents posted and the FAQs are valuable resources for unit owners interested in knowing how to go about making interior unit changes; knowing what exterior changes are permitted; what to do if there is water infiltration into a unit (or a flood); what is permitted as it relates to residents who want to do some landscaping; parking regulations; pet policies; recycling guidelines; regulations about the types of signs that can be posted; regulations about the no smoking policy; trash and recycling pick up information;

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Results of election alter make-up of Board of Directors

The fall 2018 election of the Board of Directors saw the election of two new members of the five-member Board of Directors and the appointment of a new Board president.

The two new members of the Board of Directors are Joe Spytek and Erica Brown. They join Lisa Farbstein, John Sitton, and Nick Slabinski on the five-member panel. After the election, the group voted on the officers for the year. Spytek now serves as President; Farbstein as Vice President; Slabinski as Treasurer, Brown as Secretary and Sitton as a Member-at-Large.

Mary Ellen Finigan retired from service on the Board after serving for many years and Anne Gillis resigned after serving on the Board for a year. Their service and dedication to Fairlington Meadows was greatly appreciated.

Contact information for the Board members is posted on the Fairlington Meadows web site here: <https://fairlingtonmeadows.com/meadows-contact-information/>.



Board adopts capital project plan

A three-year capital project plan was adopted by the Fairlington Meadows Board to serve as a guide toward capital planning in the near future.

The plan outlines capital needs throughout the community to include projects such as roof replacement, fence replacement, tennis court replacement, chimney repairs to ward off water intrusion, exterior building replacement and installation of permanent shade structures at the swimming pool.

The program also addresses the need for sidewalk and parking lot repairs, the scoping of sewer lines and repairing the basketball court.

The plan is a living document that will be updated annually by the Board to address longer-term capital needs of the community to ensure that Fairlington Meadows, its grounds, infrastructure, buildings and grounds are maintained in a state of good repair. The plan is posted on the new Fairlington Meadows web site.

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conducting official business with the Meadows; plus a handful of other topics.

Also posted online are the 2019 condominium fees, the 2019 budget, the capital plan, and contact information should residents need to communicate with the management company, Maintenance Team or Board members.

In addition, long-standing information continues to be posted on the web site including back issues of the Meadows Messenger newsletters dating back to 1999.

Visit the Fairlington Meadows web site and bookmark it so that you can find it quickly when you have a question: <https://fairlingtonmeadows.com>.

The original Fairlington Meadows web site was created and maintained by volunteer Ron Patterson from the first day that the site debuted. He has decided to retire from web site work after many years of service to our community and his dedication to keeping the site up-to-date has been greatly appreciated. The Board thanks him for his years of service.

Turn off outdoor spigot to prevent pipes from freezing:

Four simple steps to turn off outdoor spigots

Preparing outdoor water faucets or spigots for winter is important to help prevent the pipes from freezing and bursting. All outdoor spigots have an indoor safety valve/knob that enables you to drain water that is sitting in the outdoor section of the pipe, thus reducing the likelihood that the pipe will burst if water that is sitting or trapped in the pipe freezes during the frigid winter. Shutting off the water to an outdoor pipe also is helpful if you are replacing a faucet or spigot.

Now is a good time to look at your calendar and mark a date in the late fall or early winter to turn off those spigots. The process itself should take less than 10 minutes.

Frozen pipes with water trapped inside can expand to the point that pipes burst, resulting in a gush of water into your unit. Who pays the costs to replace a burst pipe, to clean up the mess, and to replace damaged items within your unit, as well as any insurance deductible under the Association's master policy? You do! So here are some simple steps you can take to help ensure that's less likely to happen.



1. Unhook the hoses to your outdoor spigots.
2. Locate the spigot turn-off valve inside your unit. Condominium units typically have a spigot in the front and back of the buildings. The front spigots usually have a turn off valve in the basement, say in a utility closet. The rear spigots usually have a turn off valve somewhere near the rear door of the unit. Most of the valves are either straight handles that are about 4-inches long or they are round metal knobs.
3. Turn off the water flow to the outdoors. If you have a round knob, turn it clockwise. If it is a lever-style valve with a handle, turn it to the "off" position.
4. Go outside and turn on the spigot and leave it on. You will see water trickle out and after a few seconds it will stop flowing. This allows the water that is in the pipe to drain, thus reducing the likelihood that the pipe will freeze. You can leave the spigot turned on until warmer spring temperatures arrive.

For additional protection, some local hardware stores sell special coverings for outdoor spigots to further insulate it from the harsh winter weather.

Watch for leaks in water pipes in your unit

Fairlington Meadows units were first constructed in the early 1940s and renovated into condominiums in the 1970s, so they are now more than 70-years-old since the establishment of the Meadows. The copper water pipes are showing their age with minuscule leaks forming.

A copper pipe with a leak looks like small green/blue irregularities on the surface of the pipe where intermittent leaks may occur. Residents should keep an eye open for staining on the ceiling near the pipes. If a constant leak forms, the drywall will become saturated and will collapse. Repairs of this nature are the responsibility of the unit owner and since this is becoming more common, unit owners are encouraged to be proactive about keeping an eye open for such incidents. If owners see any water spotting on the ceiling near water pipes, don't hesitate to take a closer look and replace the pipe before a minor repair turns into a costly disaster.

Pool season was a splashing success: New pool committee members needed

The pool has been winterized and although the next season is several months away, the Fairlington Meadows Pool Committee is looking for new volunteers for the 2019 season. Committee members help distribute passes, help new guards get acclimated and check in on them during the season and organize and plan and oversee social events. If you frequent the pool and are interested in helping ensure that the upcoming season is a success and want to learn more about the pool, please email the committee at meadowspool@gmail.com. The committee usually meets once a month from February through April, twice a month during pool season as needed and again at the end of the season to wrap up.

The last pool event of the season was a luau with kids' games. Victor Slabinski led the games, which included races by age group, a rubber ducky race for non-swimmers, a water balloon toss, pin the hat on Curious George and the penny diving event. For the pool races, the age group winners and their times were:

- 5-year-olds: Ava Brown, 49.3 seconds;
- 7-year-olds: Zoe Sawtelle, 34 sec.;
- 9- and 10-year-olds: Ian Sawtelle, 22 sec.; and
- 11- and 12-year-olds: Kari Brown, 22.4 sec.

Mahina Dixon won the rubber ducky race. There were enough water balloons to have two tosses and both ended in a tie with the same pairs. The winning pairs were Kari and Lucia and Ian and John. For the "Pin-the-Yellow-Hat-on-Curious George" contest, a variation on "Pin-the-Tail-on-the-Donkey," the two winners who placed their hats for the closest fit on the head of Curious George while blindfolded were Zoe Sawtelle and Eloise Abbott. Finally, several hundred pennies and 40 nickels were scattered over the shallow end of the pool. When the whistle sounded, 11 children jumped in the water and swam to the bottom to pick up the coins. Any coin that was picked up could be kept, except for a single penny with a hole in it, which was turned in by John Boone for a free freeze-pop coupon.



Following the games, dozens of Meadows residents of all ages contributed main dishes, drinks and appetizers to share.

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is likely to change to the separated practice previously used – glass, metal, plastic containers in the barrels and paper separate in bags or tied piled next to the barrels. Residents can start separating items now if they want to help the recycling provider. More information will be provided when that change takes place.

The tennis court is reaching its end of life and needs updating. The sub-surface base is still in reliable shape, but the surface needs to be replaced. The fence surrounding the court is also slated to be replaced.

The basketball court is in need of major repairs. The unevenness of the court poses challenges for players, likely caused by what's beneath the court--an old hot water plant building that was collapsed and buried. After 45+ years in the ground, the buried debris is causing the basketball court surface to suffer. The Board is reviewing options for remediation of the situation.

Each year will see the continuing of the routine painting cycle, during which each court has its exterior trim repainted every four years. Coming up in 2019 will be the painting of courts 8, 9, 10 and 11. Routine maintenance will also continue to include new plantings and tree trimming to improve the look and safety of the Meadows, roof replacements, snow plowing and removal, along with the daily issues that arise. With the announcement of Amazon HQ2 moving into nearby Crystal City, Fairlington Meadows is in a prime position to continue to be a very desirable location. The Meadows Board members are committed to keep our community safe, attractive, and a place families want to live.

— Joseph Spytek, Fairlington Meadows Board President

Meadows Board endorses Abingdon Elementary for all Fairlington children

The Fairlington Meadows Board, after hearing from several residents, sent a letter to the Arlington Public Schools Board President Reid Goldstein, regarding an initial proposal by the Superintendent to shift boundary changes for Abingdon Elementary School, which would have impacted families that reside in Fairlington Meadows. The School Board has since backed away from considering that proposal. Below is the text of the letter.

Dear Mr. Goldstein:

I am writing on behalf of the residents of the Fairlington Meadows Condominium Association regarding potential changes to the existing boundaries for Abingdon Elementary School.

Fairlington Meadows consists of more than 350 units within South Fairlington and we support keeping all of the children of South Fairlington at Abingdon Elementary School.

We support the latest proposal, released on October 24 during the School Board's working meeting (proposal 5), which keeps Fairlington together and appears to be more data driven than other proposals, because it allows for the enrollment numbers of both Abingdon Elementary School and Drew Model School to be evaluated using actual data in 2020, as opposed to uncertain projected numbers that are being used now.

You and I worked together previously when I served as the Director of School and Community Relations at APS from 1995 to 2000, and we both know that projections are a tricky thing and numbers have not always served Arlington well in the past. We believe that the flexibility of proposal 5 will better serve the evolving nature of the demographics of South Arlington and Fairlington in particular.

The reasons we take this position are many.

Cost efficiency. APS should be pursuing strategies to stabilize and reduce the cost of transportation rather than increase it. Nevertheless, proposals 2 through 4 increase the transportation obligations of APS and put additional strain on an already stretched fleet of vehicles that would likely be either driving right past the neighborhood school (Abingdon) to get to Drew or driving on an already congested S. Quaker Lane at the height of rush hour. Hiring additional bus operators, purchasing buses, maintaining those buses requires additional funding—dollars that could be better spent in the classroom.

Proximity. Abingdon is the closest school to Fairlington Meadows residents. A move to Drew would mean that

students would not be able to walk to school and would have to ride a bus to attend school.

Contiguity. Fairlington Meadows as well as the entire South Fairlington area is not contiguous to Drew Model School's attendance zone. There are several major barriers, including multiple major roads and parks that effectively separate the community in South Fairlington from Drew. The Board's South Fairlington planning unit is, however adjacent to Abingdon.

Safety. Walking to Drew from Fairlington is neither practical or safe, whereas many families in South Fairlington already make walking, biking and scootering to Abingdon part of their morning routine. Putting more cars and buses on the roadways adds risk to the commute to and from school.

Many in our community were very active in discussions about the upgrades and renovations to Abingdon Elementary School, which were completed for the 2017-2018 school year. In ongoing participation in "The Arlington Way," parents in our community have continued to be quite active in providing input to the School Board, Superintendent and APS staff on the various proposals for redistricting. Our residents feel strongly about keeping all of Fairlington's children in their neighborhood school — Abingdon Elementary — rather than redistricting them to another school that is not within walking distance.

Fairlington Meadows is one of five condominium associations in the broader neighborhood of Fairlington, within convenient walking distance to Abingdon Elementary School. As additional background, Fairlington is on the National Register of Historic Districts and also a Virginia Landmark Historic District. What is now the South Fairlington Community Center was originally the school that served all of Fairlington until Abingdon was constructed as the new neighborhood school in 1950 to relieve overcrowding. The Fairlington community participates in many community activities that do not delineate between the six condominium associations represented across our area. These include the Fairlington Farmers Market and the Fairlington 5k, which crosses over I-395 along the Abingdon bridge and through the whole neighborhood. The race benefits both the school and a foundation to find the cure for a rare disease that affects one of Abingdon's students.

Fairlington Meadows residents do not support the boundary proposals that would send South Fairlington's children to Drew Model School. Please keep our community whole.

Sincerely,

Lisa Farbstein
President
Fairlington Meadows Condominium Association

cc: Superintendent Pat Murphy, patrick.murphy@apsva.us

Second day of recycling pick-up scheduled for Fridays

A second day of recycling pick-up for residents of Fairlington Meadows will begin in January. In addition to the usual Wednesday morning pick-up, Friday mornings have been added to the schedule on a trial basis for six months.

The recycling barrels will continue to be placed curbside on Tuesday for Wednesday morning pick-up, and they will be placed curbside on Thursday for pick-up on Friday morning.

The first Friday pick-up of recyclables is scheduled for Friday, January 18th.

A survey of residents that was conducted earlier this year indicated a strong desire for a second day of recycling. Approximately half of those who completed the survey stated that they would be interested in a second day of recycling pick-up each week. The additional day of recycling pick-up was incorporated in to the 2019 budget as a result of the survey results.

If you don't already recycle, this is a great opportunity to make recycling a new year's resolution as it is even more convenient than ever to recycle.

Items that can be recycled include: glass bottles and jars (rinsed clean, lids are okay); metal and aluminum food and beverage cans (all types of metal food and beverage cans, rinsed clean; lids and aluminum foil are also okay); plastic bottles and jugs numbered 1 to 7 (e.g., milk jugs, soda bottles, laundry detergent bottles, yogurt cups, margarine tubs, flower pots, buckets, and medicine containers, rinsed clean; labels, caps and neck rings are okay); newspapers, magazines and

catalogs (clean; securely bundled or in paper – not plastic – bags; newspaper inserts are okay, but please remove all plastic wrapping); mixed paper (e.g., office paper, brochures and other glossy



paper, telephone books, file folders, junk mail, envelopes with and without windows, egg cartons, Post-It notes, self-adhesive paper, soft cover books, and paper bags; securely bundled or in paper – not plastic -- bags); corrugated cardboard (clean, multi-layered corrugated cardboard, flattened, and with all packing material removed; pizza boxes are okay if all pizza and cheese remnants are removed); and paperboard/cardboard (e.g., cereal and cracker boxes, tissue boxes, paper towel rolls, shoe boxes, beverage cartons, gift boxes, and any other single-layered paperboard not coated.

Not every item is recyclable. Items that are not accepted for recycling include plastic shopping bags from grocery stores, cookware, ceramics, drinking glasses, dishes, light bulbs, mirrors, window glass, Styrofoam, "clamshell" containers, packing materials (i.e.: Styrofoam "peanuts" and bubble wrap), containers that held toxic or hazardous materials, tissues, napkins, paper towels, wax paper, carbon paper, copy paper ream straps, food wrappers or other paper products with food on them; batteries.

The rule of thumb is: "When in doubt, leave it out."

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