

# Meadows Messenger

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## Open Positions for Meadows Board of Directors - August Deadline for Self-Nominations

Meadows Board of Directors positions are up for election at this coming October's annual meeting. Any Meadows unit owner who is interested in serving on the Board of Directors is asked to provide a short biography to our CMC representative, Wee Abraham, by August 7, 2021. The biographies will be included in the annual meeting packet mailed to all unit owners in September.

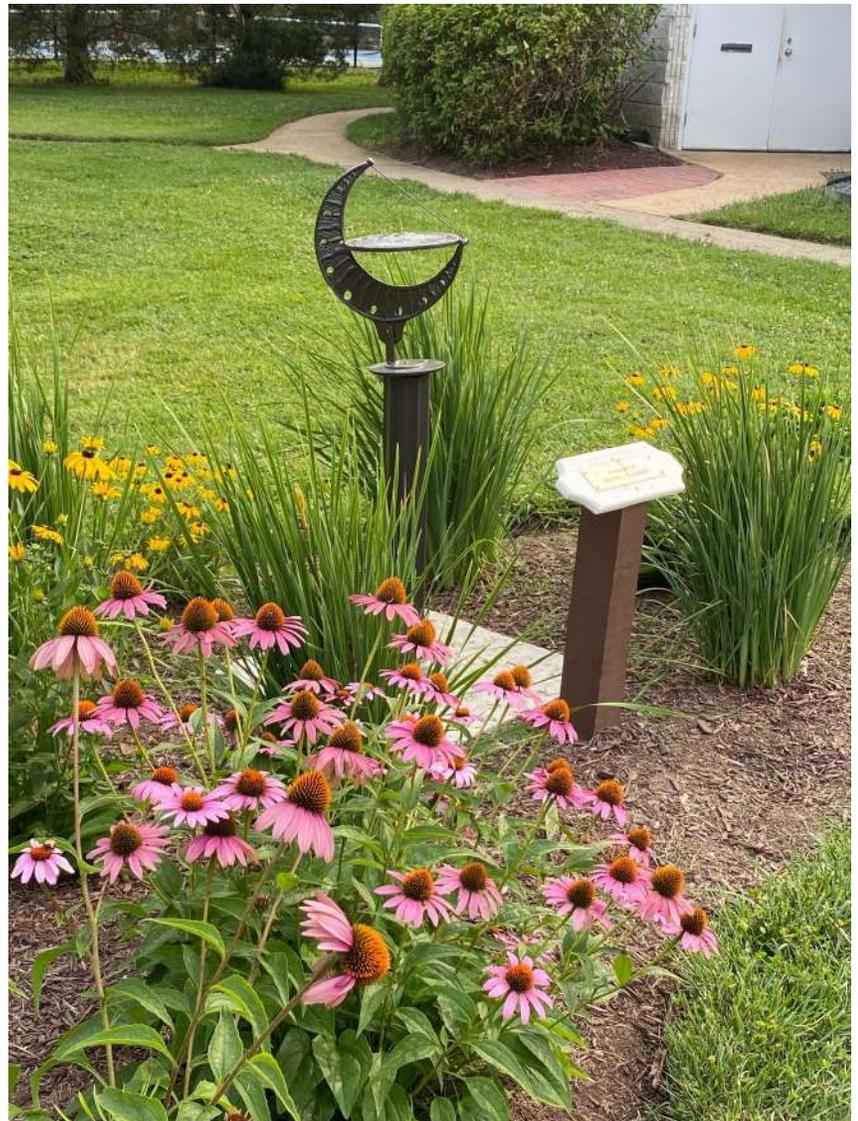
The annual meeting will be held on Tuesday, October 5, at 7 pm. A virtual meeting is currently being planned due to the unavailability of a meeting place at the Fairlington Community Center at this time. VoteHOA will again be used for the gathering of votes and proxies for the Board of Directors positions and the 2022 budget.

**YOUR VOTE COUNTS!** Please submit your vote or proxy as soon as you receive and review the annual meeting packet in September. Reminder, the Meadows Master Deed requires above 50% unit owner participation in the annual meeting, either by direct voting or proxy, to achieve a quorum and vote on Board positions and the budget. Again, **YOUR VOTE COUNTS!**

## More information needed! Homeowners – please fill out informational survey for master insurance purposes

In the May 2021 newsletter, the Meadows Board asked homeowners to fill out an the online "In-unit Components Inventory survey" (at: <https://bit.ly/2RilfRX>) to obtain information about the age of HVAC systems, hot water heaters washing machines and dishwashers in Meadows units in order to get more competitive quotes from more insurance companies for the condo association's master policy.

Sadly, less than 40% of homeowners completed the survey and our insurance broker says in order to improve the pool of quotes we will receive for insurance in 2022, we need at least 75% response rate. If you haven't already, please fill out the survey, and if you have, ask your neighbors if they have done the same! The more owners that supply this information, the better the chances that the Meadows will qualify for more competitive insurance quotes. Thank you!



## Reflections on Florida Tragedy and HOA Lessons

The Surfside Building collapse in Miami is a wake-up call for condo associations across the country. Although Fairlington Meadows is not a multi-level condo, and what occurred in the Florida building collapse is not directly transferable to our Home Owners Association (HOA), the Fairlington Meadows board is paying attention to lessons revealed by the tragedy.

The Meadows HOA board of directors is acutely aware of the need to maintain the integrity of our buildings and infrastructure, ensure healthy financial reserves and obtain proper insurance coverage. While the word “home” evokes important notions of safety, security, and comfort to us all, owning a unit in the Meadows is also, for many of us, our families’ most important financial obligation.

Fairlington was built in the 1940’s, and our buildings and much of the infrastructure are nearly 80 years old. Getting old is expensive and challenges cannot be avoided. In the Meadows, those challenges include failing sewer lines, and aging brickwork, particularly in porches and steps.

Another challenge can be finding replacement parts for needed maintenance, which can trigger the need for a complete upgrade. The new sidewalk lights at the swimming pool are one such example; repairs to the 1970’s lamps were needed but parts were no longer available. The solution was to replace the disco-era lamps with the newest “dark-night” technology LED lamps. The Fairlington Meadows maintenance team is now working to replace all the Meadows courts sidewalk lamps with these lamps.

Like buildings, landscaping settles and trees age. The Meadows Building and Grounds committee has prioritized addressing long-term landscape drainage issues and planting new trees to maintain the aging green canopy which has shaded Fairlington for nearly a century.

A close reading of this newsletter, the Meadows budget, and Board meeting minutes reveals the ongoing HOA investments to maintain Meadows infrastructure and upgrade when repairs are no longer sufficient. New roofs, new fences, a new tot lot, modernized lighting, and close monitoring of sewer lines are all examples of this attention to the long-term health of the Meadows.

While some HOA challenges never seem to change (please see the following article), the Meadows Board of Directors is actively focused on protecting, maintaining, and improving Meadows property so that we can call it home for another 80 years.

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## Everything Old is New Again: New Solutions to Perennial Meadows Issues

A recent review of articles from **1982 and 1985 *Meadows Messengers*** look familiar today. Consider the following items but also what the Meadows Board has done to address some of these issues.

- **August 1982:** dogs running loose in the Meadows; dog poop not being picked up; Challenges getting people to attend the annual meeting and achieve quorum.
- **September 1982:** Insurance company coverage issues; By-laws written in a careless manner;
- **October 1982:** Challenges getting quorum at annual meeting, and
- **February 1985** reminding residents of the Rules of Conduct.

All of these issues from the 1980’s are familiar to us today. The Meadows Board of Directors has taken steps to rectify these situations. For example: poop bag stations have been added throughout the community, signage has been posted reminding people dogs are to be on lead, the Board is seeking data from unit owners that the insurance companies need to get more competitive bids for community insurance, the Board instituted electronic voting and proxy gathering for the annual meeting, and a work group is currently reviewing the Rules of Conduct and By-laws with an eye to remove confusing and conflicting bylaws and redundancy.

Homeowner and resident assistance is needed to complete the steps that are being taken:

- Information on major system replacement/maintenance needs to be completed and returned to the Board and CMC for community insurance coverage;
- Homeowner response to the annual meeting HOA vote for quorum, electing new officers, and the annual budget is critical;
- Reading and following the Rules of Conduct and By-laws of the community; and responsible dog ownership practices is requested by owners and renters alike.

## Stay in the know: Meadows webpage and other sites

Make the Fairlington Meadows webpage your first stop whenever you have a question about the Meadows. Found at <https://fairlingtonmeadows.com>, the webpage is a repository for all things Meadows. All back issues of the Meadows Messenger newsletter are posted. Meadows Board of Directors meeting announcements are posted there, as well as upcoming agendas and minutes of previous meetings. Want to know recycling guidelines, pool rules, what to do in case of a flood, or how to get in touch with Meadows management? It's all there on the website. New residents can find a Guide to Life in Fairlington Meadows, as well as the HOA insurance information, Master Deed, by-laws and Rules of Conduct information.

In addition, there is the Meadows TownSquare site, which is run by the Meadows management company CMC for unit owners. This is a good place for information specific to unit owners, such as annual HOA meetings. To be added to TownSquare, email Meadows CMC representative Wee Abraham at [WAbraham@cmc-management.com](mailto:WAbraham@cmc-management.com).

Finally, there are two Facebook pages dedicated to the Meadows. The official Meadows Facebook page publishes news from the Meadows Board and CMC and is a good source of information on a shorter time frame (e.g., trash pick-up cancellations, reminders about meetings or urgent notices). There is also the Fairlington Meadows Appreciation Group, which is open to current and past residents of Fairlington Meadows and where all members can start posts.

Why all these different sources of information? Because different residents have different preferences and sometimes, different interests. Bookmark the Fairlington Meadows webpage as a primary source for official Meadows documents, and visit the other sites frequently to stay informed about Meadows news.



### Landscaping Update

The Buildings and Grounds Committee is moving ahead with plans for the rejuvenation of the landscaping in 2021 priority courts 2, 5, 6, 9 and 14. Court 2 plans are finalized and the committee is presently in the process of reviewing feedback from Court 5 residents. The committee is tentatively planning on receiving the rest of the court designs through the month of July and having those plans finalized in August. As with the previous two courts, information for residents will be distributed on Town Square and by email through the court chairs.

In other courts, landscaping is being maintained in accordance with our landscaping contracts. The lawns have been fertilized and treated for weed control with an organic product that is not harmful to people, pets or wildlife. In addition, the roses near the pool area have been treated for mites with two separate applications of beneficial insects—in this case, native ladybugs. Beneficial native ladybugs can consume up to 50 to 60 aphids per day, and will also eat a variety of other insects and larvae including scales, mealy bugs, and leaf hoppers.

Several courts will see drainage improvements installed in July or August. Between Courts 13 and 14, "Mosquito Path" will be regraded and French drains installed. Where Courts 5 and 6 meet near S. Stafford Street, soil near the storm drain will be regraded and swales installed to redirect water away from the buildings and patios and into the storm drain.

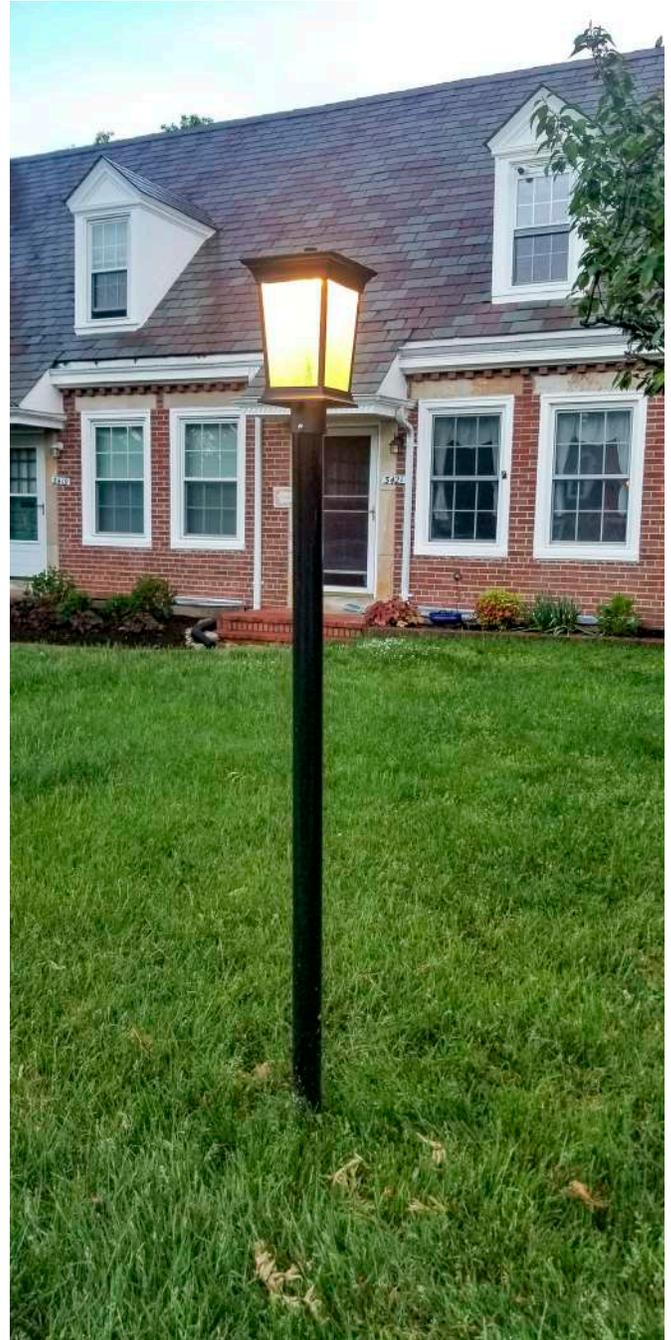
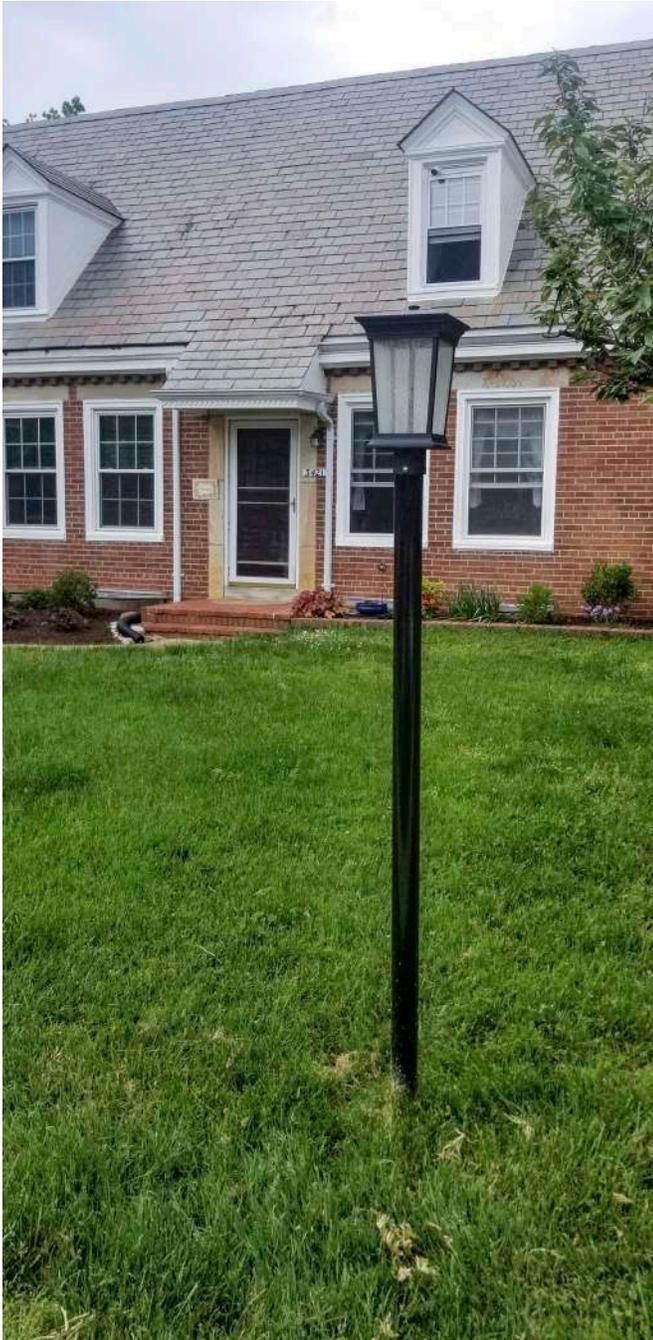
Residents are asked to please help trees and shrubs through the hottest parts of the summer by watering if the weather is dry. Young trees are especially vulnerable because their root systems are less developed, but even mature trees will really appreciate water when it's hot.

Finally, if residents notice a landscaping concern (poison ivy, a gate that doesn't open freely, a tree that's looking sick, etc.), they should contact the B & G Committee by email at [BuildingsAndGrounds@FairlingtonMeadows.com](mailto:BuildingsAndGrounds@FairlingtonMeadows.com), preferably with a photo of the concern. Emergency calls may be directed to the maintenance shop. However, please do not make requests directly to the landscaping staff as they have been instructed not to fulfill requests that way.

## New sidewalk lights being installed

Work has begun to replace all 184 sidewalk lights in the Meadows with new Colonial style LED style fixtures. The style is more aligned with the Meadows architecture than the original gas street lamp style originally used in the Meadows. The first shipment of lights is being shipped to the local supplier on July 2. The Meadows will begin installation shortly after receiving them. There are three planned shipments of lights due to the limited availability of that number of fixtures, storage challenges of that many boxes in the Meadows shop, and the time it takes to install the lights.

Installation is being performed by the Meadows maintenance crew. Painting, straightening and necessary replacement of light posts are being done at this time in preparation of installing the fixtures. This work requires all plants to be removed from around the post, your cooperation in removing any plants is appreciated. Many of our old sidewalk fixtures will be reused by other Fairlington communities. Replacement of the existing sidewalk light fixtures was the second highest issue on the recent Meadows Capital Project survey.



## Have a capital projects suggestion? Volunteer to make it happen.

Meadows residents made many interesting suggestions in the 2021 Meadows Capital Projects Survey, requesting items such as new electric vehicle (EV) stations, more trash cans, a Bocce court, extensive landscape proposals, more benches and tables throughout the neighborhood and community vegetable gardens (see May 2021 Messenger for more details). If any of these topics interest you, consider volunteering to be on a short-term committee researching the topic and making recommendations to the Board. Research into EV stations has already begun by a volunteer. Help make your community a better place by volunteering. Contact any Board member ([meadowsboard@fairlingtonmeadows.com](mailto:meadowsboard@fairlingtonmeadows.com)) to find out more.

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## Visitor Parking Spot Use

The Meadows is lucky to have the space for visitor parking spots in many of the courts parking lots. However, some residents believe these spots are for their private use to park a second vehicle in the lot. The Meadows Board of Directors would like to remind everyone that the purpose of these spots is 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. Any vehicle parked in a space longer than 72 hours can be towed. Let's all be neighborly and use visitor parking spaces for their intended purpose – visitors.

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## Loiterers observed in Meadows common areas

From time to time, the Meadows Board is made aware of people appearing to loiter in our common areas. They may appear to be drinking or under the influence of drugs or alcohol or perhaps showing behaviors such as talking to themselves or calling out to residents for help, an indication they may be suffering from a mental illness; thus far, none of these individuals have shown threatening behavior. More often than not, these individuals are homeless and could benefit from an Arlington County human services program called Treatment on Wheels (TOW).

If you observe such an individual in our common area, feel free to call TOW at 703 228-4865 and speak with social worker America Caro for guidance. TOW is a client friendly program that provides assessment, case management and linkages to services for adults who may be homeless with serious mental illness and/or substance abuse problems. These individuals are referred by TOW to appropriate treatment services and housing resources. Individuals who are homeless may receive services at local shelters and through street outreach. Of course, residents may also call the Arlington County police non-emergency number 703 558-2222 or 911 in the event of a life-threatening emergency.

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## Reminder for proper common areas usage in the Meadows

The common areas of the Meadows are for the use of everyone. Residents can use the common spaces for games, gathering or parties, or for drying out camping equipment. In other words common spaces are available to all for short term, non-impact to the landscape and minimal impact (i.e., noise, lights, loud talking, blocking gates) to neighbors. Please also be cognizant of activities too close to neighbors' windows.

Residents are not permitted to store items outside of fences overnight such as storage boxes, grills, tires, bikes, and scooters. Residents are not permitted to block off access in between buildings with fences or other barriers, are not allowed to leave items (bike ramps, soccer/hockey goals, chairs, hammocks) in the common open spaces when not in use, and may not discard wood, bricks, debris, yard waste, or trash outside the fence. Residents should use their patio for home improvement tasks such as cutting lumber, not the common area.

The legal common area definitions are in the Master Deed, Article 6, sections 2 and 3 and in Appendix A, Article 7, sections 9 and 10.

## Pool season update and why everyone exits the pool during break time

Around the pool this season several residents have wondered why when the guards call "break time" does everyone have to exit the pool, is it because of COVID? Many remember that in the past, break time was 10 minutes of adult-only swim. While this practice began last summer, it has nothing to do with COVID but actually with the federal Fair Housing Act that prohibits different rules for children and adults at an HOA. In other words - no discrimination on the basis of familial status. The decision came from a 2020 court decision (*Hill v. River Run Homeowners Association, Inc.*, D Idaho 2020) where a HOA was sued for having different pool and clubhouse rules for adults than for children. As a result of this court decision, whatever rules the Meadows has at the pool, or anywhere on common property, must apply to everyone. This includes a break time, which now applies to everyone in the pool, and swim tests, which no longer apply to anyone, although the lifeguards reserve the right to disallow anyone - regardless of age - from swimming in the deep if they are unable to swim.

On another note, we are still in the midst of a COVID pandemic, which has resulted in shortages of pool supplies and lifeguards throughout the country. Although our pool contractor, Atlantic Pools, has been able to staff the Meadows pool full time and maintain its supply of pool disinfection chemicals and parts, this could change abruptly as the summer begins to wind down. While the Meadows board hopes the pool will continue to be open during the contracted hours, please be aware this could change with limited notice. Should this happen, the Board will notify the community via TownSquare, Facebook and court chairs.



## Community Directory

For the most up-to-date information:

[fairlingtonmeadows.com](http://fairlingtonmeadows.com)

### Board of Directors

**Joseph Spytek**, President  
**Frona Adelson**, Vice President  
**Erica Brown**, Co-secretary  
**Caroline Trupp-Gil**, Co-secretary  
**Nick Slabinski**, Treasurer

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

**Community Management Corporation**  
4840 Westfields Boulevard, Suite 300  
Chantilly, VA 20151  
(703) 631-7200

### Wee Abraham, Portfolio Manager

[wabraham@cmc-management.com](mailto:wabraham@cmc-management.com)  
(703) 230-8582

### 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