

Meadows Messenger

Published by the Fairlington Meadows Council of Co-owners in Historic Fairlington
SEPTEMBER 2022

Meadows Annual Council of Co-Owners Meeting October 19, 2022

Mark your calendar! Meadows Bylaws require a Co-Owner meeting to be held in October of each year to vote on the draft budget and fill open Board of Director positions. This year, the Fairlington Meadows Annual Council of Co-Owners Meeting is scheduled for October 19, 2022 at 7pm. As in past years, it will be held virtually using Zoom. Zoom information will be advertised via TownSq and Court Chairs.

The Board will be utilizing the U.S. postal service and online voting portal HOAVote to provide required documentation to owners and distribute and gather proxy votes on the 2023 draft budget and Board candidates. Information on the draft 2023 budget and reserves may also be found on the Meadows website.

Annual meeting paper packets that include the 2023 draft budget and statements from Board candidates will be mailed via USPS to owners in mid-September. Keep an eye on your snail mail mailboxes! This year, one Board position is open. The Call for Candidacy was advertised weeks ago via TownSq and Court Chairs and has now closed. All Board positions are elected for three year terms. Following the Annual Meeting, the new Board meets to decide who will fill the positions of President, Vice President, Secretary, Treasurer, and Member-at-Large.



Sign Up for TownSq!

All Meadows residents are urged to sign up for TownSq (<https://app.townsq.io/login>) TownSq enables secure, instantaneous and reliable communication about important information for owners and tenants. It also has many features that allow owners to track and pay monthly association fees. The online portal also enables residents to submit inquiries to the Board

and the Meadows community manager, CMC. If you encounter difficulties signing up, contact Meadows CMC representative Ridge Samala (RSamala@CMC-management.com) for assistance.

Fake Cobwebs Are Real Threat to Small Critters

With fall around the corner, many of us are starting to get into the Halloween spirit. As you plan your outdoor decorations this year, it's critical to keep in mind the impact those decorations could have on our local wildlife, especially birds and pollinators.

Did you know the fake spider web netting often used to decorate trees, bushes and shrubs is extremely dangerous to wildlife? Every year scores of birds, bees and other animals are trapped and killed by the decorative cobwebs. Wildlife entanglement in fake spider webs has been documented in Fairlington. Moreover, Halloween falls during the annual fall migration for many species of birds, making it even more important that we take extra precautions to protect our feathered friends. You can still add to the spooky Halloween fun around Fairlington, just make sure to do so in a way that is safe for wildlife.



Owners Urged to Fill Survey to Help Keep Insurance Costs Down

Costs are going up everywhere, but insurance premiums have been steadily rising for communities like the Meadows. Higher insurance rates translate into higher monthly HOA payments. Many HOA's have seen rapid and dramatic increases in insurance rates in recent years – one Fairlington HOA had their insurance costs increase by 100%!

One step unit Meadows owners can take to help lower the HOA's insurance costs (and future HOA fees!) is to fill out the In-unit Components Inventory Survey (online at <https://bit.ly/MeadowsApplianceSurvey>).

The survey is important to the Meadows's ability to qualify for more competitive quotes for the condo association's master policy because most insurance losses are related to heating and cooling (HVAC) systems, or water heater and plumbing-related leaks, insurance companies want to know the age of these systems in the aggregate across the Fairlington Meadows.

A frequently asked question is, "If I don't live in a B-building (i.e., stacked apartments), why is the age of my appliances relevant? A broken hose or bad leak will damage my property, not my neighbor's."

Here's why: All Meadows owners pay into the Meadows master insurance policy; all owners can tap into it when damages are more than \$10k. The Meadows's master insurance policy is equal to a homeowner's major coverage insurance. An individual's HOA-6 policy covers improvements, personal items and other damages less than \$10,000. The Meadows master policy takes over after \$10k of damages. Every year the Meadows master insurance policy is used to pay for damages occurring in various types of units. That's why the insurance companies want insight into the condition of appliances and other components across the Meadows.

As more owners supply this information, chances improve for the Meadows to qualify for more competitive insurance quotes. The survey was mailed to all unit owners in last year, but the response rate was only 40%. Insurance representatives are looking for a response rate closer to 75%. For this reason, the Meadows board is asking unit owners to fill out the In-Unit Components Inventory survey either online or alternatively, residents can pick up and return paper copies of the survey at the Meadows maintenance office.

The survey asks about the age and the most recent date of maintenance of individual units' heat pumps, hot water heaters, washing machines and dishwashers.

For more background, the February 2021 Meadows board meeting focused on the Meadows' master insurance coverage and the need for the information requested in this survey. Guest speakers provided context and in-depth information about both the Meadows' master insurance policy and the need for individual owner's / renter's insurance. You can find links on the Meadows website (<https://fairlingtonmeadows.com/issues/>) to a recording of the meeting on YouTube as well as slides and additional information.

Fairlington Meadows In-unit Components Inventory Survey

The Fairlington Meadows Council of Co-owners Board is seeking information about the age of appliances in Meadows units in order to be able to get more competitive quotes from more insurance companies for the condo association's master policy. This expense is a major expense in the Meadows operating budget. Having more updated information will assist us in obtaining competitive coverage and quotes for future insurance policies.

Meadows Unit Owner Name (First and last) *

Your answer

Address of Meadows Unit *

Your answer

Meadows Unit Number (ie, your unit's unique 3 digit identifier, often the same as your parking space number. It is NOT A2 or B1)

Your answer

Is the unit equipped with hard wired smoke detectors with battery backup? *

Yes

No

Making the Meadows More Favorable for Long Term Residency

The Fairlington Meadows community is strengthened and enhanced by long-term residency of homeowners. The Meadows Board of Directors has the responsibility to provide opportunities for owners to improve and upgrade their units by enabling egress window installation, finishing of attic spaces into livable quarters, encouraging modernization of interior designs and facilities, and pursuing common area improvements to keep the Meadows a desirable place to live.

Many families outgrow the existing bedroom configurations when a second or third child comes into the family. Installing an egress window provides the opportunity to have a legal bedroom in the basement. Finishing the attic space allows for additional living space if there is an existing window or a window can be installed on the end of the unit (additional dormers, however, cannot be accommodated). Installation of sliding/French doors onto patios is a significant improvement to allow more light into units and make staying in place a more desirable option for homeowners.

Preparing for the future while keeping the spirit of the past alive will enhance the Meadows for long term residency.

Summer 2022 Pool Season Ends

While Labor Day traditionally marks the end of pool season, Meadows residents enjoyed an extra two weekends of summer fun because of the heated pool. Lifeguards Adam (pictured), Lucia and Daniel worked all summer to keep the pool open.



Dear Meadows Dog Owner,

If you are reading this, you're probably one of the thoughtful majority of Meadows dog owners who follows the rules, keeps your dog leashed and picks up after your dog every single time. And yet, I just stepped in a stinky mess. So maybe the way to address this issue is to speak up when you see someone else overlook their dog's business (hey, we all get distracted), offer a poop bag when you see someone in need, or point out the poop bag stations across the Meadows.

Sincerely,
Your Neighbor with
Poo on My Shoe

Let's Stop Wish-Cycling

The greater Fairlington community is gung-ho on recycling and the Meadows is a steady contributor. Our efforts matter. Capitol Services picks up Fairlington recycling and takes the materials for sorting to Waste Management Recycle America (WMRA) in Merrifield.

That's the good news. The bad news: many of us are guilty of Wish-Cycling – placing items in the recycling bins that, despite our best intentions, CANNOT be recycled. Too much of the wrong stuff can render the whole pick-up unusable; it all winds up in a landfill. Please do not place any of the following items in the Tuesday recycling bins. Our greatest blunders include:

- Clamshell containers – any one-piece container consisting of two halves joined by a hinge area - like those that hold berries and salad greens; carry-out containers
- Styrofoam items of any kind
- Used paper towels
- Bags of dog poop and human diapers. (Yep, we need to say that – sigh.)
- Batteries
- Anything with mixed materials, e.g.: padded envelopes made of paper and filling, coated paper containers like carryout/to-go containers, and most coffee bags which combine aluminum and plastic
- Light bulbs
- Glass
- Anything smaller than a credit card.

Fairlington CAN (Climate Action Now) has developed a Quick Reference guide that is reprinted on the last page of this edition of the Messenger. Keep this chart as a handy reminder of good recycling practices.

Access the Recycling Action Info Sheet online (<https://drive.google.com/drive/folders/1v0yylTKmYtVaT477iYelJWQIVhUpRQMZ>). For more information, contact fairlington-can@googlegroups.com.

 Fairlington CAN fairlington-can@googlegroups.com	RECYCLE OR TRASH? QUICK REFERENCE	
MATERIAL	DISPOSAL METHOD	
ALL CONSUMER PLASTICS (#1–7) ∞ EXCLUDING CLAMSHELL CONTAINERS		RECYCLE – WEEKLY CURBSIDE PICKUP OR AT RECYCLING DROP OFF SITES
PLASTIC CLAMSHELL CONTAINERS		RECYCLE – ONLY AT ARLINGTON RECYCLING SITES DO NOT RECYCLE IN FAIRLINGTON CURBSIDE RECYCLING BINS
MIXED PAPER, CARDBOARD, CORRUGATED BOXES ∞ †		RECYCLE – WEEKLY CURBSIDE PICKUP OR AT RECYCLING DROP OFF SITES
SHREDDED PAPER ∞ #		RECYCLE – ONLY AT TRADES CENTER ON SHREDDING DAY, THE FIRST SATURDAY OF EACH MONTH (NOT IN CURBSIDE RECYCLING BINS)
ALUMINUM ∞		RECYCLE – WEEKLY CURBSIDE PICKUP OR AT RECYCLING DROP OFF SITES
GLASS ∞		RECYCLE – ONLY AT GLASS RECYCLING DROP OFF SITES (NOT IN CURBSIDE RECYCLING BINS) OR PUT IN THE TRASH
PLASTIC BAGS, PACKAGING FILM, BUBBLE WRAP, SHIPPING ENVELOPES		RECYCLE – ONLY AT GROCERY STORE PLASTIC RECYCLING BINS DO NOT RECYCLE IN FAIRLINGTON CURBSIDE RECYCLING BINS
BATTERIES - SINGLE USE AND RECHARGEABLE - RECHARGEABLE - SINGLE USE		RECYCLE – BATTERIES+BULBS @ BRADLEE SHOPPING CENTER RECYCLE – RECHARGEABLE BATTERIES ONLY @ HOME DEPOT/OTHER TRASH – PUT SINGLE USE BATTERIES ONLY IN THE TRASH
MATERIALS NOT LISTED ABOVE INCLUDING STYROFOAM & DIRTY FOOD CONTAINERS NOT SURE IF IT IS RECYCLABLE? PITCH IT!	TRASH	

∞ DO NOT PUT YOUR RECYCLING IN PLASTIC BAGS † IT IS HELPFUL TO BREAK DOWN BOXES # DO NOT PUT SHREDDED PAPER IN CURBSIDE OR DROP OFF BINS

SEPTEMBER 2022

More Recycling Opportunities

- **Clothing and household items.** Find a new owner—one person's trash is another person's treasure. In addition to charities such as Goodwill, you can sell or gift items on *Facebook Marketplace* (<https://www.facebook.com/marketplace/>) or *Buy Nothing North Fairlington- Shirlington, Park Center, Northern VA* (<https://www.facebook.com/groups/1543963012631952>) For useful household items in good condition, donate to the Habitat For Humanity ReStore (869 S Pickett St, Alexandria, VA).
- **Electronics.** Recycle electronics at BestBuy, Staples, or Arlington County Household Hazardous Materials Facility/Electronics Collection and Recycling Center located at 531 31st St. South. Arlington charges a small fee to recycle old-style CRT TVs and CRT computer monitors. All other electronics are accepted free of charge.

Proper Cable Installation

Ever wonder what those gray conduits in the back patios or the red conduits going up the back walls of B Buildings are for? As part of the installation of Verizon/FIOS fiber optic line installation agreement in 2016, Verizon agreed to install conduits in all patios so the new fiber optic lines wouldn't need to be buried in the patios (in many cases homeowners had covered the patio to the fence line with concrete, bricks, slate, etc.). These conduits can be used for all cable installations into the units (Verizon and Comcast). The conduits can be moved to the opposite side of the patio if the installation would be better for the homeowner (keeping the conduit inside the patio). The homeowner is responsible for moving the conduit.

Installation of cable/optic lines to the upper floors of B Builds are supposed to be installed in the red conduits, not exposed, hanging loose, or tucked against the downspouts. It is the homeowner's responsibility to inform the cable installers of the proper installation practices of the Meadows.



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 Ridge Samala.

Property Management

CMC Management

4800 Westfields Boulevard, Suite 300

Chantilly, VA 20151

(703) 631-7200

Ridge Samala, Portfolio Manager

RSamala@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