

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS  
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
SOUTH FAIRLINGTON COMMUNITY CENTER  
3308 S. Stafford Street, Arlington, VA 22206  
APRIL 30, 2008

- IN ATTENDANCE**
- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| John Thurber                        | - President                         |
| David Andrews                       | - 1 <sup>st</sup> Vice President    |
| Debbie Diener                       | - Treasurer                         |
| Diane Thurber                       | - Recording Secretary               |
| Jason Eglin                         | - CMCA, AMS, Community Manager, CMC |
| Chuck Edwards and<br>Drew Thompson  | - Co-Chairs, B&G Committee          |
| Michele Johnson and<br>Bill Russell | - 3465A S. Stafford Street          |
| Ed Hilz                             | - 3405B S. Stafford Street          |
| Joanne Scully                       | - 3429 S. Stafford Street, A-2      |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:45 p.m. Quorum established.
- EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:50 p.m.
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED by a vote of 2-0-1, (Andrews) the minutes of the meeting of March 19, 2008, were APPROVED as amended.
- APPROVALS SUBSEQUENT TO MEETING**
- By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular Board meeting on March 19, 2008, and this meeting. Those items are:
1. Partial renovation of primary bathroom on S. Stafford Street.
  2. Replacement of air conditioning system on S. Stafford Street.
  3. New drain system in baby pool and other pool repairs needed in order to obtain operating permit from the County.
  4. Upgrades to patio on S. 35<sup>th</sup> Street.
  5. Basement renovations on S. 35<sup>th</sup> Street.
  6. Replacement of storm doors on S. 35<sup>th</sup> Street.
  7. Renovation of lower level bathroom on S. Stafford Street.
- AUDIT**
- By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the revised Audit report from Ahlberg & Company dated March 25, 2008.
- WATER ISSUES**
- According to our governing documents, the definition of the family unit is from "the vertical plane of the exterior wall in, and from the horizontal plane of the bottom of the floor slab up." Therefore, repairs of cracks, holes, leaks, etc., in the foundation or in the walls, unless occurring in a common area, are the responsibility of the homeowner. There currently is a problem with a leak through the common wall of a B-building; American Exteriors will be assessing the problem and providing a proposal to correct it. The resident in the A-2 unit of that same building is experiencing water penetration through the

electrical box, so perhaps American Exteriors can look at that for the homeowner at the same time.

**ROOF REPAIRS** Repairs to the roof at 3345 S. Stafford Street are complete. The initial work did not stop all of the leaks, so our maintenance crew performed additional repairs, and the roof has stopped leaking.

**FENCE REQUEST** Residents recently purchased their unit in Court 6. Between their corner unit and the one of the adjacent building, there are plantings which were designed to prevent people from cutting through the buildings, but they continue to do so, from residents to workmen and contractors. In fact, people walk right *on* their windows wells, knocking off their window well covers and dislodging the downspouts, sometimes with equipment that's being dragged through. There is a larger pass-through elsewhere in the court, but this is the one most often used. The B&G Committee did attempt to resolve this problem with plantings; however, the tree is now leaning severely, and other bushes have been trampled. There is a proposal in the Board packet to remove the leaning arbor vitae. The Board agrees that this is a problem, and in order to protect the residents' property and the remaining plants, they will ask our maintenance crew to erect a sturdy white picket fence between the buildings.

**SEWERS** Resident inquired why sewer work is planned for Court 4, when work was already completed in the first phase. The Board responded that not all the work in the court has been completed; lines in the worst condition were done first. They also advised that water will be turned off in areas where work is performed, and advance notice will be given to those expected to be affected. Work will begin work on the next 17 lines May 12.

**COMCAST** Mr. Hilz offered the support of the FCA if the Board believes they can be of assistance negotiating with Comcast. He believes that the cable administrator would like a better working relationship between Comcast and all condo associations. The Board is very close to signing an agreement with Comcast.

The Board received correspondence from the Business Services Manager of Comcast informing them, among other things, that "... the way Comcast has buried these drops, the orange conduit used, etc., is not going to change." The correspondence ended with a request to move forward and finalize the agreement. The Board would still like to get some agreement on painting the orange conduits and a standard for height above-ground.

**SEWER PIT REPAIRS** Resident reported that the lawn in front of her building has been a mess since last October. Every time it rains the area continues to sink, and is muddy. The Board explained that, while performing work on the sewer there, the pipe broke and took some time to repair. The area needs to be allowed to compact, otherwise, we are wasting money on restoration. Our maintenance crew attempted to restore the area, but it is too large a job for them. Valley Crest submitted a proposal to perform the restoration. By MOTION duly MADE, SECONDED and CARRIED, the Board approved the proposal for restoration work, including removal of topsoil, rocks and gravel, and filling in, grading and seeding the area. An erosion blanket will be installed during grass restoration to stabilize the area and prevent the soil from washing away.

**B&G** The spring planting included approximately 110 plantings of trees and perennials and 120 annuals. The Co-Chairs spent a lot of time with Valley Crest discussing plant arrangement, and reported that they did a very good job, being careful to make sure things were arranged according to the Committee's wishes. Any problems that did arise were immediately resolved. Each resident who received a planting near his or her unit was given information on the species and specific watering directions. The Committee will monitor the plantings to be sure they are being taken care of properly.

Additional tree work is needed. These items were missed previously, and some occurred over the winter. A number of the items are safety issues, such as dead limbs hanging over buildings, parking lots or sidewalks, and the removal of a stump to prevent damage to the mowers. Proper pruning also protects the value of the trees by keeping them healthy. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the two proposals from Hook's Services, dated for removals and pruning as specified therein.

Arborist Jerry Dieruf filed his first IPM report. There is worry that we may lose the street tree in front of 4323 S. 35<sup>th</sup> Street, due to the relocation of the fire hydrant that was there to the other side of the street. Mr. Dieruf noted that "fire hydrant excavation is one of the most destructive types of work performed around street trees." Hopefully, the County will continue to be responsive to our requests for pruning, particularly if the limb in question is six inches in diameter or greater.

Regarding the letters sent to residents for patio violations, the Board is working to get a revised due process resolution in place. Once that is done, notices of hearing will be issued.

**POOL** The Co-Chairs have been very active, writing articles for the Messenger, preparing social events, etc. In the process of reviewing the revised rules, two additional changes were suggested -- increasing the charge for guests, and banning smoking. Following discussion of these items, it was decided to maintain the current guest policy and to not ban smoking, at least for this season. The change to the smoking policy will be introduced at the Annual Meeting, to gauge the community's interest. Work in the baby pool has been completed.

**NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, May 21, 2008, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum.

**ADJOURNMENT** By UNANIMOUS CONSENT the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary