

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
JUNE 15, 2016

- IN ATTENDANCE** John Thurber - President
Mary Ellen Finigan - 1st Vice President
Lisa Farbstein - 2nd Vice President/B&G Liaison
Bill Russell - Treasurer
Diane Thurber - Recording Secretary
Dwayne Frazier - Portfolio Manager, CMC
Robert Gregg Meserve - 3456 S. Stafford Street, A-2
- CALL TO ORDER AND QUORUM** Call to order at 6:50 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive to discuss a resident issue, a delinquent account, delinquencies in general, and a legal matter. No objection. Motion CARRIED. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:00 p.m.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-1 (Farbstein), the Board voted to approve the minutes of the May 4, 2016, meeting as presented.
- APPROVALS SUBSEQUENT TO MEETING** By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the Board meeting on May 4, 2016, and this meeting, as follows:
1. Several proposals from Katchmark for roof work, to include vent replacement, slate and dormer repairs, and gutter replacements at various locations throughout the property.
 2. Request for HVAC replacement.
 3. Proposal to remove three crabapple trees on S. Stafford Street, and to trim an oak tree on 34th Street, S.
 4. Proposal to stretch and repair new carpet at door to B-building on 35th Street, S.
 5. Quotation to make a permanent repair to an underground electrical at feed on S. Stafford Street.
 6. Proposal for cracksealing and pavement markings in all fifteen parking courts.
 7. Proposal to prune, remove, and/or reshape the landscaping, as needed, in front of unit on S. Stafford Street.
 8. Proposal to remove an infested holly on S. Stafford Street, and to “deep root feed” a large oak tree behind on 34th Street.
- SUMP PUMP AND FRENCH DRAIN INSTALLATION** Continuing discussion with resident.
- ASSOCIATION CREDIT CARD** The current Association credit card will be cancelled and a new one issued, to include “Fairlington Meadows” as a cardholder. This will provide quicker access to funds for purposes of bill-paying, and allow for

direct payment by telephone. As an agent of Fairlington Meadows, CMC will be able to deal directly with the bank. A Resolution outlining the terms of the card, and the circumstances under which it may be used was endorsed by the Board President and Acting Secretary, and will be further endorsed by CMC parent company Associa.

RECYCLING Following an inspection of the property by the County, two additional recycling barrels have been placed in main activity areas. Hopefully, they will be used for their intended purpose, and not for trash or the deposit of bags of dog feces, which could pose a health risk.

UNDERGROUND ELECTRICAL We are continuing to work with PSE to schedule the permanent repair on S. Stafford Street. In addition to PSE and Dominion Power, the Board will be consulting a professional electrical engineer.

PARKING LOT CRACK REPAIRS A contract has been signed and the work is being scheduled. work needs to be scheduled. Consider resurfacing the basketball court the next time we do pothole repairs.

DOOR PAINTING Bids are being solicited. The Board is considering having two separate contracts – one for the “white” and one for just the doors.

MAINTENANCE PROJECTS

- The crew installed a new sturdy handrail in Court 2 at the single step in the common area behind Courts 1, 2 and 3.
- They also built a low white picket fence around the flower bed inside the pool enclosure to keep the flowers from drooping.

B&G COMMITTEE

- The Committee will be consulting with a landscape architect on suggestions for three areas in Court 3 that have been problematic.
- The idea of a picnic table was discussed at an earlier meeting, and the Board now has additional information. The recommended table is 46” square; heavy duty/ commercial grade at 168 lbs.; and is constructed of green Thermo-plastic-coated material with a black steel base. It will be placed in the playground area, possibly in the shade of the tall maple tree, but not too close to the trash can that flying insects would be a problem. Concern that it would become an “attractive nuisance” or that trash would be thrown onto the ground by those using it, thus attracting animals. Alternatively, caretakers and stay-at-home parents would appreciate it, and it can be moved to another area if it proves problematic, although due to its location, it should be used for its intended purpose. Mr. Robbins will order the table, and he and Mr. Henderson can assemble it.

SEWERS There have been two back-ups in the past few months, the latest caused by tree roots. The systems inside and under the buildings are cast iron, but connect to terra cotta pipes once outside the units, and it is at that junction that roots can penetrate. Although we relined the terra cotta lines, that problem remains. Discussion of running a camera through all the lines, as a preventive measure, to determine if there are any clogs, tree roots, or collapsed sections, and to inform our insurance company of this pro-active measure. We have 57 buildings and each has a lateral. If roots are detected, they can be removed mechanically or hydraulically. This also would give us a good idea of the condition of the lines. Due to the construction material and history of our sewer laterals, this project is warranted. Also, when trees are planted, we need to be sure they are not placed on top of sewer lines. Some of the clean-outs have gotten buried in the flowerbeds over time and need to be located.

POOL RULES A Request for Additional Pool Guests that was double the maximum allowed by the rules was denied. Although the number of people at the pool at any given time is usually within normal expectations, personal

“events” could create an issue, depending on the time of day or the day of the week. It also was recommended that no such events be allowed on holiday weekends. First and foremost, the pool is provided for the enjoyment of the residents.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, July 20, 2016, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular meeting, beginning with Residents’ Forum.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary