

meadows Messenger

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[www.fairlington.org/
meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)

Fairlington Farmers
Market Opening
Day
May 6!

Exploration of environmental issue successful: No targeted residences impacted

This past fall, environmental testing took place in the common areas of courts 7, 8 and 15 to determine whether an environmental issue impacting Fairlington Glen had migrated into Fairlington Meadows. Testing has determined no current evidence of an issue affecting residences in the tested areas of the Meadows at this point in time.

The environmental problem originated with chemicals emitted by a former dry cleaning establishment previously located in the Fairlington Shopping Center on Quaker Lane. That store closed many years ago and is not related to any dry cleaning businesses currently on Quaker Lane. The chemicals, having entered ground water near the dry cleaner, had spread across Quaker Lane at an underground level of 10 to 15 feet and seeped beneath Fairlington Glen. Drinking water was not affected in the Glen because drinking water is piped into all Fairlington neighborhoods from a municipal source and ground water is not directly used by residents. The environmental concern arose from the possible vaporization of contaminants
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Fairlington Meadows is on Facebook

Fairlington Meadows has a fairly active Facebook page that residents can visit to stay abreast of ongoing happenings in the community.

The Facebook page typically carries helpful reminders about activities such as bulk pick-up dates, swimming pool hours and activities, as well as helpful tips that make living in Fairlington Meadows more enjoyable. Photos also are posted that feature events and other happenings in the Meadows.

A new feature that you may spot on the Fairlington Meadows Facebook page is an informative DYK. (That stands for Did You Know.) It includes helpful tips about who to contact for a variety of common requests from residents. Plus, the DYK Facebook features also serves as a place to learn about some lesser-known policies and procedures that are helpful know about.

The easiest way to find us (and Like us) is to visit Facebook and do a search for Fairlington Meadows. Then bookmark it so you can come back and visit conveniently any time.

Results of election alter make-up of Board of Directors

The fall 2017 election of the Board of Directors saw the retirement of the long-standing Board president, the election of two new members of the five-member Board of Directors and the appointment of a new Board president for the first time in more than a dozen years.

The two new members of the Board of Directors are Anne Gillis and Nick Slabinski. They join John Sitton, Mary Ellen Finigan and Lisa Farbstein to comprise the five-member panel. After the election, the group voted on the officers for the year. Farbstein now serves as President; Finigan as Vice President; Gillis as Secretary; Sitton as Treasurer and Slabinski as Assistant Treasurer.

Contact information for the Board members is posted on the Fairlington Meadows web site here: <http://www.fairlington.org/meadowsindex.htm>.

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from the ground water. Vapors that are capable of rising from the water level to the surface of the ground under the foundations of residential units have the potential of leaking through cracks in concrete slabs on which units rest. The vapors behave in a manner similar to radon.

The Fairlington Meadows Board determined that an abundance of caution was appropriate to ensure that there was no evidence of contamination in the Meadows, and so the Board gave permission for ECS Mid-Atlantic LLC, a consulting firm charged with identifying and remedying issues with ground water contamination in Fairlington Glen, to test ground water in a manner similar to that used in the Glen. The objective was to determine whether the environmental problem addressed in the Glen had spread into Fairlington Meadows.

Once formal agreements were in place, planning for investigative test drilling was begun after residents and owners of units in Courts 6, 7, 8, 9 and 15 (along 35th Street and South Stafford) were notified by mail of potential testing. It was later determined that testing would take place only in common areas of courts 7, 8 and 15.

Testing took place in common areas in Courts 7 and 8 between September 21 – 22, 2017. Samples were taken and extracted ground water samples were sent to an off-site laboratory for analysis. Subsequent analytical results indicated that no buildings appear to be impacted by a contamination “plume” in the ground water. They did, however, suggest extending research further along South Stafford Street.

A second testing in common areas near Court 15 was conducted on November 15, 2017. As of this writing, the final, analytical report is pending; however, a preliminary assessment states that the water table that carries the plume below Fairlington Glen does not appear to impact the residences in any of the tested Fairlington Meadows courts.

In conclusion, current review suggests that the contamination of ground water by chemicals used in the past by a dry cleaning establishment has been investigated and there have been no identified impacts to residences in Fairlington Meadows. However, it is possible that testing will take place in the future to continue to monitor the situation.

DYK?: HOW TO GET A DAMAGED SHUTTER REPLACED

Did you know? If one of the shutters on your building has come off in a storm or is damaged, please contact the Fairlington Meadows Maintenance Team to let them know about it. They'll come remove the damaged shutter and replace it with a new one. You can reach the Fairlington Meadows Maintenance Team at FairlingtonMeadowsShop@gmail.com.

Ad-hoc Committee exploring trash and recycling policies

A new Trash and Recycling Ad-hoc Committee was created by the Fairlington Meadows Board of Directors to explore possible changes to the current trash and recycling procedures. The establishment of the ad hoc committee was created in response to concerns of residents about the association's trash collection and recycling procedures, and in response to recent changes in trash handling imposed on the Fairlington Villages condominium association, located on the north side of I-395, by the Commonwealth of Virginia following some of raccoon attacks that took place last year.

As of this writing, the Trash and Recycling Ad-hoc Committee met twice to discuss issues and potential changes in the current trash and recycling procedures.

The concerns expressed by committee members regarding trash collection include squirrels, birds, rodents and other wildlife ripping into plastic bags and spreading trash around; residents putting their trash out in weak, poorly-sealed, plastic bags; residents placing their trash outside at night instead of in the morning; and the negative visual impact of having trash bags scattered around the courts or stacked in large piles.

The group also is exploring the possibility of establishing more than one recycling pick-up per week. In addition, the committee is looking at ways to remind residents that some items that are thrown away as trash should be recycled while some items that are placed outside for recycling should really be placed outside with the trash.

The current Fairlington Meadows Bylaws require trash to be enclosed in sturdy, securely closed, plastic bags, except for items that cannot be conveniently enclosed, such as large boxes and brush tied in bundles. The Bylaws also state that trash bags must be placed on or near the front porches for pick-up between 7 a.m. and noon. Residents who miss the trash collection pick-up must retrieve their trash and place it back outside on the next schedule collection day.

A major concern of the Board of Directors is that changes imposed on the Fairlington Villages Condominium Association, which require installation of rigid-sided trash containers on an impervious surface (e.g.: brick or concrete), as collection points for each court could possibly be imposed in the condominium associations located in South Fairlington, to include Fairlington Meadows.

The Ad-hoc Committee members have begun to formulate a number of potential solutions and plan to circulate a survey in the early part of this year to gather unit-owner input.



Meadows Web site more informative than ever before

The Fairlington Meadows web site now has more helpful information than ever with new pages continuing to aid the site become more resourceful for residents.

A new FAQ section features answers to frequently asked questions on a host of topics such as:

- what needs to be done if a resident wants to do some interior remodeling
- 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
- conducting official business with the Meadows
- and a handful of other miscellaneous topics

Also new to the web site is a section that provides an overview of Fairlington Meadows under the heading of “About Us.” That’s also the heading where you can look up the listing for:

- 2018 condominium fees
- Board meeting minutes dating back to 2004
- Contacts

One of the most helpful areas of the web site is the “Documents” section that includes numerous helpful pieces of information. One of the most important documents listed is “A Resident’s Manual,” which provides most of the rules and regulations that residents agree to abide by when they purchase or rent a unit. Other documents include insurance-related information, guidelines for contractors who are doing work in residential units, the master deed for Fairlington Meadows. There are almost two dozen helpful documents posted on the web site for convenient access.

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.

<http://www.fairlington.org/meadowsindex.htm>

DO YOU KNOW WHAT SINGLE STREAM RECYCLING IS?

You may have noticed some additional recycling barrels curbside this week for Wednesday's weekly recycling pick-up. Additional barrels are now available because our contractor, Capitol Services of Virginia, Inc., now provides "single stream" recycling. That means residents can place mixed paper and comingles (cans and bottles) in the bins together. If a bin is full, just put the recyclables in paper bags next to the bins. It is preferable to keep cardboard next to the bins to ensure space is available in the bins for smaller recyclable items.

We hope that this new recycling program will make it easier and more convenient for you.
Thanks and keep recycling!

Verizon FiOs now an option

The long-awaited availability of Verizon FiOs arrived to Fairlington Meadows this past December.

During the spring and summer of 2017, the fiber optics were installed in common areas in the neighborhood and brought up to our buildings within the patio fences. Final connection work was completed in the fall and Verizon representatives held informational sessions and sign-up opportunities at the nearby community center.



Individuals who have had the service installed reported that most of the hook-up work was completed outdoors. Once the wiring was inside the unit, the wires were carefully affixed to the baseboards inside the rooms to reach television sets, telephone jacks and internet routers.

Residents should be aware that if they are getting Verizon to provide telephone service, that it means a new telephone number will be associated with the phone unless prior arrangements are made to have the existing phone number shift to Verizon.

If you are interested getting Fios or want more information about it please contact George Duenas at [571-733-6245](tel:571-733-6245), email him at gduenas@vec-agent.com or visit www.verizon.com.

Winter and early spring gardening tips

The Fairlington Meadows Buildings and Grounds Committee shares these winter and early spring gardening tips. Even though the winter weather is limits gardening work, there are still some outside gardening activities that can be completed that will help your garden flourish once the warm weather returns.

When it snows, residents can help common area shrubs and trees by very gently shaking snow off them. However, if they are covered in ice, it is best to do nothing because trying to remove ice will likely damage the plant.

Winter and spring are ideal times to:

- work on resetting any plants which have heaved out of the ground due to continued freezing and thawing;
 - cut the tops of perennial grasses before new growth begins;
 - apply a light fertilizer to fall-planted pansies when the weather allows;
 - remove the remains of spent flowers;
 - remove dead wood from patio shrubbery within patio but do not azaleas, hydrangeas, forsythias, until after spring flowering;
 - water any fall-planted trees or shrubs when temperatures are above freezing and there has been insufficient rainfall;
- and
- remove the leaves of evergreen perennial flowering plants, known as hellebores, to give emerging flower buds room to grow.

DYK?: IT'S EASY TO REPORT THAT A COURT LIGHT IS OUT OR DAMAGED

Did you know? If one of the lights in your court is damaged, or even if the blub has gone out, you can contact the Fairlington Meadows Maintenance Team to let them know about it. They'll come and replace the bulb and/or fix the dome. You can reach the Fairlington Meadows Maintenance Team easily at FairlingtonMeadowsShop@gmail.com.

Fairlington Meadows Court Chairpersons Committee

<u>COURT</u>	<u>NAME</u>	<u>PHONE</u>	<u>E-MAIL</u>
1 & 2	William Gates	703-200-4765	wgates14@gmail.com
3	Julie Ray and Megan Gonyea	703-379-4202 646-515-6435	ljmray@comcast.net mgonyea01@gmail.com
4	Ed Hilz	703-379-6435	ehilz@earthlink.net
5	Frona Adelson	703-845-1354	FronaA@aol.com
6	Mabel Clary	703-379-0508	mvc1122@verizon.net
7	Neel Brown	703-522-4268	neelbrown@yahoo.com
8	Diane Thurber*	703-998-8723	j.thurber@verizon.net
9	VACANT		
10	Annette Rose	956-346-3894	rose_annette@rocketmail.com
11	Joe Spytek	703-933-6083	spytek@comcast.net
12	Annabelle Wright	703-379-2914	belsart@aol.com
13	Becky Krystal and Josh Goodman	703-998-1701	Not available
14	Ken McElwain	703-931-5197	kbmce@verizon.net
15	Chuck Edwards	703-379-7256	c-d@comcast.net

**Diane Thurber is the Chairperson of the Court Chairpersons Committee.*

Community Directory

For the most up-to-date information:
www.fairlington.org/meadowsindex.htm

Board of Directors

Lisa Farbstein, President
Mary Ellen Finigan, Vice President
Anne Gillis, Secretary
John Sitton, Treasurer
Nick Slabinski, Assistant 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 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

Onsite 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