

FAIRLINGTON MEADOWS

BUILDINGS & GROUNDS COMMITTEE MEETING

Wednesday, January 4, 2023

7:00–8:00 pm.

COMMITTEE MEMBERS PRESENT

Charles Monfort	Gina
Margaret R	Michelle B
Cynthia P	Kathleen S
Kristen K	Claudia R
Adrian H	
Ed H	
Nichole	

BOARD MEMBERS PRESENT

Donald Spamer

OTHERS IN ATTENDANCE

John Rosenberg, Minutes Services

CALL TO ORDER

Mr. Charles Monfort **CALLED** the meeting to order at 7:13 pm.

LANDSCAPING UPDATE

- **Tree Pruning/Hedge Planting:** Arlington County is considering planting the following for Quaker Lane hedge: Eastern red cedar, American holly, foster holly, magnolia, and arborvitae. The county is still working on a final plan, but have asked for any comments on these species. There were none.

UPCOMING LANDSCAPING PROJECTS

- **Spring Cleaning:** Mr. Monfort stated another cleanup of abandoned items would occur in the courts' rear areas during the week of 27 March. Notices will be sent to all residents. Cynthia suggested front yards also needing cleanup, and Mr. Monfort said he would have to discuss frontside cleanup with the board. Cynthia stated she would consider authoring a memo in an upcoming newsletter about not leaving personal items outdoors. Margaret stated that last year's cleanup was a success.
- **February Meeting:** Mr. Monfort reminded the committee that next month the president and vice president of Lancaster would attend for any questions about landscaping operations.

BUILDING ISSUES

- **Lighting:** Mr. Monfort read the results of the recent lighting survey: Option A) 29%; B) 36%; C) 24%; D) 10%. Cynthia stated prices should have been provided in the survey. Margaret said she believed the Board should not have included an option without input from the committee. Mr. Monfort stated that three of the options were very close in price, and that the Board wanted input on style, not cost.

The composition of HOA surveys was discussed. Mr. Spamer noted that surveys are tools for making recommendations, not binding votes. Claudia R stated that the surveys are not well designed; however, during the ensuing discussion, it was pointed out that hiring a professional polling/survey firm would be expensive. Cynthia underscored that under our governing documents surveys should be a vote by homeowners and should be treated as such. Finally, Kristen noted how proactive the Fairlington board and committees are in getting feedback from residents compared to other HOAs.

Hearing no objection, Mr. Monfort said he would recommend Option B to the board.

- **Painting:** Mr. Monfort outlined various approaches to the exterior woodwork painting schedule. The Board believes shifting from a four-year to a five-year cycle by skipping every fifth year is appropriate. The other option would be doing a smaller number of units every year. Mr. Spamer stated that the industry standard for painting is five to seven years and that, with its current schedule, Fairlington is essentially painting 80% more than is necessary. Cynthia expressed support for the five-year rotation.

Claudia expressed dissatisfaction with the current contractor and would like to find a replacement.

APPROVAL OF MINUTES

Waived until next meeting.

OPEN FORUM

- Cynthia noted a lack of consistency in association informational material, saying this leads to one having to search for complete facts.
- Margaret noted that native holly trees don't require much pruning and wanted to make sure landscapers were aware of this fact.
- Ed H expressed concern over children climbing on trees, and noted there is a Board proposal to temporarily install orange fencing around two trees in Court Four to discourage children from climbing them. Mr. Monfort stated trimming trees, if not

necessary, is not a desired course of action and that the temporary fencing seemed to be a good way to publicize the issue. Ed stated he would notify Court residents of the problem and Mr. Monfort agreed to write a newsletter article about it.

- Margaret R raised concerns about the lack of a policy about variances for window installation and suggested B&G develop a draft policy in that area. Mr. Monfort suggested she develop draft language and Margaret agreed to do so.

ADJOURNMENT

Hearing no further business, the meeting was adjourned at 8:25 pm.

Respectfully Submitted by Minutes Services

