

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
FEBRUARY 2, 2005

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Judy Pisciotta | - 2 nd Vice President |
| Bryan Hochstein | - Secretary |
| Paul Kealey | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Paul Leddy | - Community Manager, CMC |
| Chuck Edwards and
Lisa Farbstein | - Co-Chairs, Buildings & Grounds Committee |
| Linnea Barry | - 3460 S. Stafford Street, #A-2 |
| Janet Filer | - 3444 S. Stafford Street |
| Daniel Lazenby | - 3369 S. Stafford Street |
- CALL TO ORDER AND QUORUM** 7:00 p.m. Quorum.
- EXECUTIVE SESSION** By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss personnel issues and the status of an overdue account. By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session at 7:15 p.m.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED, the minutes of the December 6, 2004, meeting were approved as submitted.
- COURT 2 PARKING** At the Board's request, the County replaced the faded "Zone 11" parking signs along Stafford Street. Mr. Clark surveyed the courts in that area, to determine the number of available spaces versus the number of residences. By MOTION duly MADE, SECONDED and CARRIED, the Board will attempt to dialogue with the County re: enforcement of Zone 11 restrictions, including the County possibly towing vehicles in violation (rather than just ticketing) and providing notification at the FCC of these parking restrictions.
- POSSIBLE BYLAW VIOLATION** Resident attended meeting in support of letters to Board re: lack of sufficient carpeting in unit above, causing adverse effect on quality of life and property value. Owner of above unit claims to be in compliance with Bylaws. Board will investigate further and make a determination.
- TRASH VIOLATION** One or more residents in Court 3 are placing trash out at inappropriate times and often in large quantities. The Board sent a notice to all residents in the court, but the violations continue. Further attempts will be made by residents of the Court and by the Board and maintenance crew to identify the violator(s).
- COUNTY TRASH FRANCHISING PROPOSAL** Mr. Andrews attended the FCA meeting on December 14, at which time a County representative reported on the plan to assume trash collection and recycling at condominiums. He stated that the County's basic rationale is threefold: (1) we have a recycling rate of 14% versus 37% for the rest of the County (the state mandate is 25%, which is still being attained; however, they are concerned about the disparity in recycling rates); (2) they are concerned about the number of trash trucks on the road (better coordination would eliminate multiple trucks on the same street); and (3) they seek added support of the Arlington/Alexandria solid waste treatment facility (companies who contract with the County are required to use the facility, but private haulers are

not; they go wherever is cheapest, and that is being viewed as lost revenue). People expressed concern about the reduction of the level of service from six days a week and the possible use of dumpsters. The County reps strongly intimated that not only would there be no reduction in service, but we would not be forced to have dumpsters. There were no actual promises or guarantees made by the County, just “no plans” to do this or that. If the County decides to proceed with this franchising plan, it will be discussed at its February meeting. Following that would be a one-year feasibility study. The earliest the proposal could go into effect would be five years from now because the County must give private contractors five years’ notice or pay one year’s gross receipts. The feasibility study would be the first year of the five-year waiting period. Additionally, they would start soliciting requests for proposals from the various trash haulers. The County could end up contracting with the very same haulers we have now, which led people to conclude that if there is not a problem, why do this? The County hinted that with their ability to bargain for not only Fairlington but all communities, they might be able to negotiate a lower price, but if that is the case, and the haulers we are using now know there is a chance that the County might take over, we lose our leverage for price and desirable collection times.

During the Q&A session, it was asked of the County if they are aware that the FCA has no legal standing or decision-making capacity to speak on behalf of all associations and that they should be communicating with the individual Boards. The County was not aware of that and had been considering Fairlington as a single entity. The County’s Department of Environmental Services was also unaware. A member of the FCA Board said that it is the liaison between the County and Fairlington. The Meadows Board will be drafting a letter to the County in opposition to this franchising plan, as other condominiums have done. Would it be possible for us to contract for the additional three days if the County decided to collect on only three days? An effort will be made to meet with Arlington County Board member and Fairlington resident Paul Ferguson, so we can learn more.

B&G COMMITTEE Co-chairs presented a proposal for “renovation pruning” in areas of the community, which maintains a plant and eliminates the need for replacement; target plants include some very large hollies. The work should be done in late February to early March. By MOTION duly MADE, SECONDED and CARRIED, the Board agreed to this expenditure from the B&G budget.

Mr. Leddy was asked to follow up on several items previously outlined by the Committee, including improperly-installed windows at three locations; window boxes (not allowed); an expanded common area flower bed, for which the resident did not receive permission; an incorrect back door; a vehicle parked in violation of the Parking Regulations; real estate “sold” signs (not allowed); other real estate signs not being removed in a timely manner; broken storm door leaning against the building; contractor driving on lawns; and graffiti on Court 13 parking sign and on electrical box at the corner of 34th and Utah.

ARCHITECTURAL REVIEW COMMITTEE The Board will address with the Architectural Review Committee the issues brought to its attention by B&G at this meeting re: lighting, storm doors, door hardware and door colors.

DEC CONTRACT By MOTION duly MADE, SECONDED and CARRIED, the Board approved the addendum to the existing contract between DEC, Inc. and Fairlington Meadows for cleaning services for the year January 1, 2005, to December 31, 2005.

FINANCIAL By MOTION duly MADE, SECONDED and CARRIED, the Board voted to reinvest the funds from the Treasury Note coming due on May 15, 2005, into another Treasury Note of the same value for the best possible interest rate available at the time. Board inquired why the water and sewer bill was so much higher this month than last. Mr. Leddy will check into it.

ROOFING ISSUE Resident on Stafford Street reported that there are several leaks in her attic, two of which penetrate the roof completely. Katchmark has inspected the roof and will return tomorrow with an estimator. They should have a proposal for repairs by early next week.

E-MAIL It was suggested that a line for submitting one's e-mail address be added to the pool application form for anyone interested in receiving information via e-mail. This service is already available on the web site.

COMCAST SERVICE AGREEMENT The revisions proposed by counsel were forwarded to the Board for review. Board President will prepare "Exhibit A" referred to therein, i.e., cable installation guidelines contained in our governing documents, so the Board can vote on the entire document at its next meeting.

SEWER RELINING A scope of work will be prepared for this project, including responsibility for the camera work, as well as the lining, backfilling and landscaping. What is contemplated to be the extent of the work? Who will review the tapes? Will there be narration? Once that is prepared, CMC will send out a request for proposals. Mr. Clark has prepared a list of the fifteen lines that should be given priority. Eddie's currently snakes out some lines periodically, but we will be able to stop that practice eventually.

REPLACEMENT WINDOWS By MOTION duly MADE, SECONDED and CARRIED, the Board approved the request of resident on Utah Street to replace the windows in her unit, in accordance with the Fairlington Meadows Replacement Window Guidelines.

REQUEST FOR REIMBURSEMENT The Board received a letter from a realtor on behalf of a client on 35th Street requesting reimbursement of monies expended to repair the exterior water spigot. The Board will not entertain this claim, as the repair in question is the responsibility of the homeowner. Mr. Leddy was instructed to inform agent of the Board's decision.

FENCE REPAIR By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal of Mill To You Fences, Inc., dated December 13, 2004, to replace the fence section on Quaker Lane recently damaged by a hit-and-run driver.

CARPENTRY WORK Mr. Leddy was unsuccessful in soliciting bids for minor carpentry repairs. Some contractors expressed interest, then cancelled. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal of CMC's maintenance division to complete the remaining carpentry work. Once this work is done, we can complete the painting contract.

FIBER OPTIC CABLES Mr. Leddy called the County to inform them of the "mirror image" problem with the project map, and has heard nothing further since then.

TENNIS COURTS By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal of All-Pro to complete the tennis court resurfacing, per the specifications in their fax dated December 8, 2004,

PARKING TAGS The "hang tags" required for Courts 2, 11 and 14 will be held by Diane Thurber and David Andrews, Co-Chairs of the Committee of Court Chairs.

NEWSPAPER LITTER The Journal and The Examiner newspapers have been delivering free copies of their publications throughout the village, which are becoming

litter because residents are unaware that they are free and are not picking them up. The Board asked Mr. Leddy to tell the maintenance crew to treat them as litter and to collect and recycle them.

NEXT MEETING Tuesday, February 22, 2005, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT By MOTION duly MADE, SECONDED and CARRIED, the meeting was adjourned 9:10 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary