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INSIDE THIS ISSUE:

B & G 2
Update

Fall Planting 3
Tips

Community 3
Directory

Food Bytes 4

Notes from the Board

Your Board of Directors wishes you a pleasant fall.

We had beautiful weather for the pool closing this year and celebrated the end of the season with a potluck picnic. We'd like to thank Maureen, Drew, Anna, Anthony, Claire, and Paul for helping to make that social event—as well as all the others this summer—a fun time for us all. I have received many compliments on the way the pool looked and operated this year. A special thanks goes to Maureen for her excellent management of the pool and for all her contributions to the social events. We sincerely hope that she and the other lifeguards will be back next season. Thanks, too, to the Pool Committee for its oversight of the pool and for scheduling all the fun parties and picnics. The Luau, in particular, was a homerun.

The annual meeting of the Fairlington Meadows Council of Co-owners is right around the corner. It will be held **Thursday, October 27, 2005** in the

Multi-purpose Room of the Fairlington Community Center on South Stafford Street. Registration begins at 6:30 p.m. and the meeting will commence at 7:00 p.m. As I mentioned in the last issue, your attendance or proxy is very important and will allow us to conduct this meeting. We need at least 50 percent representation of the co-



owners in order to have a quorum, which will allow us to approve the budget and to elect members to the Board of Directors.

Check your mailboxes in the coming weeks for a formal notification package that includes a proxy form and ballot for the annual meeting. Please send both the completed proxy and ballot forms regardless of whether you plan to attend the meeting or not. Please mail your proxy form and ballot no later

than October 20 to ensure its receipt prior to the meeting. If you do attend the meeting, your proxy will be replaced by your personal vote.

The main item of business at the annual meeting will be the Council's approval of the budget for 2006. We will include a copy of the proposed budget and an explanatory letter in the package we send you. In addition, you will be voting to fill two seats on the Board of Directors. My three-year term expires in October and the seat vacated by Paul Kealey will also be open.

I would like to serve another term of office and seek your support. We have a number of major on-going initiatives and I would like to continue to work on them and see them through to completion. I would like to take this opportunity to thank Paul Kealey for his service to our community. He has been a very thoughtful and dedicated Board member

-Continued on page 4

Buildings & Grounds Update

By Chuck Edwards and Lisa Farbstein, Co-chairs



Note to Unit Owners:

Meadows By-laws require you to submit a written request for any changes in excess of \$1,000 that you are considering making inside your unit.

The Board of Directors must approve these changes before any work is begun.

Fall Planting: Plans are already under way and residents who have requests or suggestions should write to either Lisa Farbstein at 3422A-2 South Stafford Street or Chuck Edwards at 3460 A-1 South Stafford. You can also visit the Meadows Web site to download request forms.

Fall is an ideal time for planting, and once the new plants are in the ground, we ask that you welcome them to the neighborhood by providing them with an occasional drink of water. Watering trees works best if you place a hose at the base of a tree or shrub and allow water to trickle to the roots for 30 to 40 minutes especially in the absence of rainfall.

New Barrier Trees along Meadows and Glen Tennis Courts: The trees along the Fairlington Meadows tennis courts that back up to Court No. 13 and the trees behind the units of Court No. 6, which back up against Fairlington Glen's tennis courts, are aged and diseased. Residents of the Meadows have probably noticed the continued deterioration of the trees over the past several years. The Buildings and Grounds Committee, in consultation with the Fairlington Meadows arborist, has identified these trees as needing replace-

ment and we have budgeted the work to take place this fall.

Residents whose units are positioned adjacent to the trees that will be replaced were asked for their input into the decision-making process. Several residents sent their suggestions to the Buildings and Grounds Committee, and we thank you for your input and the thoughtfulness of your suggestions. All of the suggestions will be considered by the Committee. As of this writing, the Committee has not met regarding the suggestions that were received, so no decisions had been made regarding the type of trees and/or shrubs that will be planted.

It is probable that the removal of the aged trees will take place and that a brief amount of time will pass (a few weeks, perhaps) before the new trees and/or shrubs will be planted in their place. We will work to coordinate the removal and replacement as quickly as possible.

Common Area Plantings: Residents who are interested in planting a small flower garden outside a patio

must first receive permission from the Buildings and Grounds Committee. Such gardens are subject to removal if the resident does not maintain the space. Please remember that permission is needed for any planting in common areas and that these additional plantings become the property of the condominium association. There are many things to consider when planting. Some of these include the existence of sewer lines, underground utility lines, the type of material planted and its impact on the community.

If you are interested in joining the Fairlington Meadows Building and Grounds Committee, please feel free to attend the upcoming meetings. All begin at 7:30 p.m. and last approximately one hour. Please check the *Messenger* for dates and places.

October 5

Hosted by Annabelle Wright 3409 South Utah Street

November 2

Hosted by Judi Garth 3445 South Utah Street



Fall Gardening Tips

Courtesy of Merrifield Garden Center (www.merrifieldgardencenter.com)



Fall is a great time to plant trees, shrubs, bulbs, perennials, grass seed, and sod. Plants that are planted in the fall enjoy cooler temperatures and ideal growing conditions that allow roots ample time to grow into the surrounding soil.

Plants and trees that provide fall color include beautyberry, crape myrtles, cotoneaster, viburnums, hypericum, hydrangeas, potentilla, pyracantha, and butterfly bush. Many perennials also work well—try coreopsis, scabiosa, and ornamental grasses—or add a touch of seasonal flair to your landscape by planting hardy mums.

Do not prune azaleas, rhododen-

drons, and other spring flowering shrubs because they have already set their buds for next year's blooms. If you do, you will sacrifice next spring's flowers.

If you have peonies, now is the time to transplant them or divide them if you wish to multiply your plants.

Spring bulbs are readily available at garden centers and home improvement stores. Purchase now for the best selection and plant iris, tulips, crocus, daffodils, and many others in October for glorious color next spring.

Take care of your existing plants by feeding them with a good qual-

ity slow release plant food.

Fertilize perennials and flowering shrubs and trees with an appropriate plant food that contains slow-release nitrogen, sulfate of potash, iron, and other micro-nutrients for overall plant growth and development. Nourish evergreens (hollies, boxwoods, and yews) and deciduous trees (maples, oaks, and ash) with a product containing slow-release nitrogen, sulfate of potash, iron, and other micro-nutrients for overall plant growth and development.

Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice pres.
Judy Pisciotta, 2nd vice pres.
Lisa Farbstein, acting treasurer
Bryan Hochstein, secretary

Send correspondence to the Fairlington Meadows Board of Directors in care of Community Management Corp. at the address listed below.

For copies of Board meeting minutes, see the Meadows Web site (www.FairlingtonMeadows.com), view them on the community bulletin at the pool house, or contact Paul Leddy at CMC.

Messenger Volunteers

Kathryn Utan, editor
Rose Stack, distribution

Send letters, article ideas, or other items to the editor at 3407B South Stafford Street or via e-mail to kathryn_utan@yahoo.com.

Please include your name, address, and contact information with all correspondence.

Submitted items will be printed at the editor's discretion.



Property Management

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Community Management Corp.
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Suite 400, PO Box 10821
Chantilly, Va. 20153
Tel. 703-631-7200 (x. 214)
Fax 703-631-9786
E-mail: paull@cmc-management.com

On-site Maintenance

Jack Clark, manager
José Rameriz, assistant
Tel. 703-820-6799

Towing Requests

A-1 Towing of Northern VA
Tel. 703-979-2110

Food Bytes

By Guest Chef Kathryn Utan



Fall is football season—the perfect time for Saturday afternoon parties and pre-game tailgating. These tasty dips are easy to make in advance and sure to please a hungry crowd!

Tailgate Taco Dip

- 1 pound ground beef
- 1 package taco seasoning
- 1 package cream cheese, softened
- 1 cup sour cream
- 1 cup salsa
- 2 cups shredded taco cheese
- 1 cup finely diced tomatoes
- 1 cup shredded lettuce
- 1/2 cup chopped green onion

Brown beef in a pan, mixing in taco seasoning per package instructions. While that's cooking, blend together the next three ingredients in a large bowl. Add taco meat to this mixture while still warm, stirring to blend. Spread evenly in a shallow baking dish or platter, topping with lettuce, tomato, and green onion. Chill for two hours or overnight and serve with tortilla chips.

Super (Spinach and Crab) Bowl

- 2 loaves round or oval uncut bread (i.e. sourdough or marble rye)
- 1 package chopped frozen spinach, thawed and well-drained
- 1 package cream cheese, softened
- 1 cup sour cream
- 1 package Knorr brand vegetable soup
- 2 cans fancy crab meat

Slice off the top of one of the bread loaves and hollow it out, cubing the part you remove. Cube the other loaf and store combined pieces in an air-tight container. Ensure that all the liquid is drained from the spinach, patting with paper towels if necessary. Combine spinach and all other ingredients in a bowl mixing well. Spoon mixture into bread "bowl," cover with foil, and place in a shallow pan. Bake at 350 degrees for 30-45 minutes or until heated through. Serve on a platter with cubed bread for dipping.

Notes from the Board

—Continued from page 1

and his work, particularly on the budget, is most appreciated. Thank you, Paul.

The Board appointed Lisa Farbstein to Paul's vacated seat until the annual meeting. Lisa is a valued member of the community serving many years as the co-chairperson of the Buildings and Grounds Committee. The Board has been very impressed with Lisa's hard work on B&G, as well as her ability to work as part of a team and to present the Committee's recommendations in a concise, complete, and professional manner. Lisa volunteered to serve on the Board on a temporary basis and

will be running for a full term of office at the annual meeting. Speaking on behalf of the other Board members, I strongly urge you to support Lisa with your vote at the annual meeting. I don't think you could find a person who cares as much about the well-being of our community as Lisa does.

The annual meeting is your opportunity to meet directly with your Board, property manager, and neighbors to discuss issues of interest to you. During the annual meeting, the Board will only vote on the 2006 budget. Any other item presented will be consideration at a future meeting. Renters are welcome to attend the meet-

ing and to speak during Residents' Forum. However, only owners count towards the quorum and can vote on the budget proposal and for members of the Board.

Please attend the meeting and don't forget to mail your proxy form and ballot. Your cooperation is critical to the conduct and success of our annual meeting. As an additional incentive for you to attend, we will be serving light snacks and beverages.

We look forward to seeing you on Thursday, October 27th.

John Thurber, Board President

