

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 29, 2010

<b>IN ATTENDANCE</b>	John Thurber	- President
	David Andrews	- 1 <sup>st</sup> Vice President
	Lisa Farbstein	- 2 <sup>nd</sup> Vice President / B&G Committee Liaison
	Jackie Maguire	- Secretary / Pool Committee Liaison
	Paul Cinquegrane	- Treasurer
	Diane Thurber	- Recording Secretary
	Jason Eglin	- CMCA, AMS, Community Manager, CMC
	Chuck Edwards	- Co-Chair, Buildings & Grounds Committee
	Nathan Pollard	- 3422 S. Stafford Street, A-1
	Aida Cerini	- 3422 S. Stafford Street, A-1
	Barbara Gomez	- 3431 S. Utah Street
	Anne Miller	- 3433 S. Utah Street

**CALL TO ORDER AND QUORUM** Call to order at 6:45 p.m. Quorum established.

**EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts, a contractual issue, a dog attack on a resident, and reimbursement for fees advanced on behalf of the Association. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:55 p.m.

**APPROVAL OF MINUTES** By UNANIMOUS CONSENT the minutes of the meeting of April 21, 2010, were approved as presented.

**APPROVALS SUBSEQUENT TO MEETING** By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record the following items, approved via e-mail between the time of the last regular Board meeting on April 21, 2010, and this meeting.

1. Request for renovations to both bathrooms.
2. Two requests for basement remodeling.
3. Request for heat pump replacement.
4. Request for major renovations to unit.
5. Proposal from DMA for carpet cleaning in the 27 B-Buildings.
6. Proposal from Dwyer Plumbing Corp. to trim the five remaining sewer clean-out pipes and reinstall the covers.
7. Request for interior repairs necessitated by winter damage.
8. Two requests for window replacements.
9. Request for kitchen and bathroom renovations.
10. Request for general renovations throughout unit.
11. Request to establish a flower bed in the common area along the rear fence.
12. Request to place a "PODS" temporary storage container in parking space for the weekend.
13. Proposal from Dwyer to perform sanitary sewer repairs on S. Utah Street, necessitated by a problem with the "Y" fitting in the sewer line.

**RESIDENTS' FORUM:**

**COMMON AREAS BETWEEN BUILDINGS** The common area between buildings on S. Utah Street was closed off to foot traffic until about five years ago when a tree that was blocking the area was removed. At about the same time, plantings and a fence were installed on the other side of the building, blocking off that area and causing traffic to increase on the remaining open side. Residents inquired about the policies and procedures governing the common areas between the buildings. For some residents, this can become an issue of privacy, aesthetics and security when strangers pass close to the windows. By the Board: There is no written policy on whether those areas are left open or closed off; however, residents cannot install fencing or plantings on their own without prior approval. The Board has delegated responsibility for the common areas to the Buildings and Grounds Committee, who is charged with maintaining the "theme" of the community. If inappropriate materials are planted, it can later be incumbent on the Association to remove those items, sometimes at great cost. In this case, the Board requested that residents consult with the B&G Committee to agree on a solution that hopefully works for everyone, and to present it to the Board for approval. Resident suggested removing the fence on the other side of the court to equalize the flow of traffic.

**BUILDINGS AND GROUNDS COMMITTEE** The Committee recently conducted a tree survey; trees touching buildings and roofs must be trimmed back or removed. The Committee has received a proposal for removing two overgrown and diseased hollies in Court 10; trimming them will only encourage new growth. Shrubs will be installed in their place, and the homeowners will be notified. A second proposal for additional tree work will be presented following a walk-around on Thursday. The grounds contract is up for renewal, and the Committee has received proposals from several vendors. The proposals will be reviewed and compared, and a recommendation will be made to the Board. All bids include snow removal. The plantings adjacent to the walkway behind Court 6 have become very overgrown and need to be pruned, along with some shrubs, and dead ornamental grasses also need to be replaced. No mowing or edging was done last week, but spot-mowing and other work will be requested this week since the weather will be cooler.

**POOL** The season got off to a good start following a pre-opening meeting with our Area Supervisor, the Regional Manager, the Pool Manager, and other lifeguards. During the hour-long meeting, many issues were discussed, questions were answered, and everyone seemed to understand the Board's expectations. Recently, however, some issues have been reported regarding rules enforcement and cleanliness of the facility. These matters are being handled by the Board directly with the pool management company, and addressed in meetings with the guards. There is concern that residents are not following the rubber-pants-over-diapers rule, as there have been three incidents, one of which resulted in closing the main pool for several hours. Another problem has been disrespect to those in charge. The pump for the baby pool seized up on Saturday evening and had to be replaced. The Board was aware that it might not last the season. A list is being prepared of other cosmetic repairs that are needed. The maintenance crew repaired the leaking outside shower.

**HOMEOWNER LINK ELITE** Once the Board signs the contract, a flier will be prepared and distributed, advertising the service and encouraging residents to register. The Association's new web address will also be placed on the flier.

**SEWERS** Dwyer trimmed the pipe clean-outs closer to the ground, and pit restoration work was completed.

**PARKING SIGNS** Mr. Eglin will contact A-1 to inquire about the status of new signs.

**STRATEGIC PLAN** The Board has begun working on their 2010-2012 Strategic Plan. The highest-priority items in the categories of Pool, Contracts, Annual Meeting, Budget, Buildings, and Communications were discussed, and initial plans were made for accomplishing those goals.

**NEXT MEETING**        The next regular Board meeting will be held on Wednesday, July 21, 2010, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum.

**ADJOURNMENT**        By UNANIMOUS CONSENT the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary