

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  
MAY 18, 2011

**IN ATTENDANCE**

John Thurber	- President
David Andrews	- 1 <sup>st</sup> Vice President
Jacqueline Maguire	- Secretary / Pool Committee Liaison
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Jason Eglin	- CMCA, AMS, Community Manager, CMC
Chuck Edwards	- Chair, B&G Committee

**CALL TO ORDER AND QUORUM** Call to order at 6:48 p.m. Quorum established.

**EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss personnel issues and delinquent accounts. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:52 p.m.

**APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED 2-0-2 (Andrews and Maguire) the minutes of the April 20, 2011, meeting were APPROVED as presented.

**APPROVALS SUBSEQUENT TO MEETING** By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular Board meeting on April 20, 2011, and this meeting, as follows:

1. Request for major interior renovations.
2. Menu of recommended services and supplies for spring pool opening, provided by CPS.
3. Proposal from Somerset Landscaping Company for sewer pit restorations in Courts 1 and 2.
4. Two requests for kitchen remodeling.
5. Revised Proposal for roof and dormer replacement at 3439 S. Stafford Street.

**B&G COMMITTEE**

- By UNANIMOUS CONSENT the Board voted to accept the proposal from Hook's Services for tree work in Courts 8 and 15 and near the tennis courts.
- The spring planting is complete, and the photinias on Quaker Lane will be

trimmed soon.

- The B-building survey will be presented to the Board at its June meeting.
- The re-design of the circle at the FCC received grant approval by the County.
- There is a vehicle parked in a Fairlington Meadows parking court with expired plates. This is a violation of the Fairlington Meadows Parking Regulations, which state in part that "All vehicles parked in Fairlington Meadows courts must display valid license plates . . . ." A letter will be sent to the owner requesting compliance with the Bylaws.

**POOL** Work on the baby pool, which consisted of leak repair, new tile, and whitecoat, is complete. The furniture is in place, and the maintenance crew will repair broken straps. Also, one new lifeguard chair was installed. The restrooms were cleaned, and will be painted, and plumbing was repaired. Unfortunately, when the pool cover on the main pool was removed, the water quality was unacceptable, so it was drained and refilled. Due to a damaged junction box, causing a short in the wiring system, one of the underwater lights is not working; a contract for that work is forthcoming. Since there is no Pool Committee it will be incumbent on the Board to assist with pool

administration. Over the course of the summer it will be necessary to hold weekly meetings with the guards, to monitor the day-to-day operations, and to interface with the pool management company. Recreation Pass Applications have been distributed to the Court Chairs, along with other paperwork, including two Policy Resolutions – “Criteria for Installation of Satellite Dishes and Exterior Antennas” and “Criteria for Use of Exterior Storage Containers.” The Resolutions also were mailed out to absentee owners.

**ROOFS** The roof replacement at 3439 S. Stafford has been delayed due to weather and will resume next week. Revised notices will be given to residents in that building.

**COURT 8 SEWER LINER FAILURE** Counsel continues to pursue this matter on behalf of the Association.

**TOWING SIGNS** Some of the old signs have yet to be replaced.

**COURT 8 STORM DRAIN VAULT** By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to accept a proposal for expansion of the storm drain vault at the north end of Court 8. The new vault will be three times the current capacity. The lot will be closed off at the end, a hole will be dug in the pavement, the vault will be formed up and installed, and the area will be filled, tamped, and repaved. Affected residents will receive advance notice.

**TOT LOT** By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to accept a proposal to remove debris and regrade the inside of the playground, to install 6x6 timbers to raise the containment area, and to provide wood chips to a depth of 9”.

**B-BUILDING CLEANING** - By UNANIMOUS CONSENT, the Board approved a new contract with J&B Cleaning Services for twice-weekly common area janitorial cleaning in all 27 B-Buildings.  
- One of the windows in the hallway of a B-Building is plastic, and there may be others, as well. All such windows, should be replaced with glass panes.

**LEAD PAINT ABATEMENT TRAINING** Both maintenance personnel completed a lead paint abatement training class, and both are now fully certified.

**DOG ATTACK** The Board received a letter from a resident detailing an attack on his pet and himself by an unattended, off-leash dog. This event was a violation of Fairlington Meadows Bylaws, Article VII, Section 5 of the Rules of Conduct, regarding pets. A letter will be sent to the owner regarding these violations, which ultimately could result in removal of the animal from the property.

**NEXT MEETING** The next regular Board meeting will be held on Wednesday, June 15, 2011, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia, 22206. Executive Session starts at 6:45 p.m., followed by the regular meeting, beginning with Residents’ Forum.

**ADJOURNMENT** By UNANIMOUS CONSENT the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary