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News from the Board

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Reminder:

The next meeting of the Fairlington Meadows Board of Directors will be held at the FCC on Wednesday, September 23 at 7:00 p.m.

The Annual Meeting of the Council of Co-Owners will be held Wednesday, October 28 at the South Fairlington Community Center, which is located at 3308 S. Stafford Street. Registration will begin at 6:30 p.m. and the meeting will start promptly at 7:00.

Please be watching your mail for the official notification packet from Community Management, which will include a proxy form. As always, your attendance — or submission in advance of your signed proxy — is extremely important because a quorum representing a minimum of 50 percent of the votes in accordance with percentages assigned in the Master Deed is required for the meeting to proceed. This means that we need roughly 171 co-owners to either attend the meeting or to send in their proxies so that we may conduct business and approve the 2010 Budget.

We usually achieve quorum by only the slimmest of margins, so your cooperation is critical to a successful meeting. In addition to approving the budget, there will be an election to fill two vacancies on the Board. If you are interested in running for the Board, please contact Jason Eglin at CMC so your name can be placed on the ballot.

Please be sure to return your completed proxy by mail no later than October 20 to ensure it is received in time, regardless of whether you plan to attend the meeting. Prepaid postage has been included in the packet for your convenience. In addition, the court chairs will be canvassing their courts to collect proxies in advance of the meeting. If you do attend, your proxy will be replaced by your personal vote.

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 vote on the 2010 Budget only. Any other items presented will be considered at a future monthly Board meeting. Renters are welcome to attend the meeting and to speak during Residents' Forum, but may not vote.

Again, your cooperation is critical to the successful conduct 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 Wednesday, October 28.**

In May, we welcomed Paul Cinquegrane as our newest

member of the Board. Paul was appointed to the position upon the recommendation of the ad hoc search committee, and pursuant to Article IV, Section 6, of the Bylaws of Fairlington Meadows, to fulfill the unexpired term of former Board member Debra Diener. Paul has lived in the Fairlington community for the past 11 years and moved to the Meadows in 2007. He is a territory sales manager for a technology company. This business and management experience will be an asset to the Board and to the Meadows.

Paul has already demonstrated that he wishes only to serve the best interests of the Association. He comes to meetings prepared, having taken the time to research every issue in the Board packet, so that he is well-informed and ready to participate fully in discussions. Even before he was appointed to the Board, Paul showed an interest by volunteering to assist the Board with ad hoc projects, such as the Reserve Study.

Speaking on behalf of the other Board members, I strongly urge you to support Paul with your vote at the Annual Meeting.

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Buildings & Grounds Update

By Chuck Edwards and Drew Thompson, 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 — The fall planting will include items such as shrubbery and new trees that were not planted in the spring. Even though fall is here, residents are requested to water the new material if there is not sufficient rain (see below for instructions).

Watering Instructions — If there is little rain this fall, please water newly planted trees and shrubs once or twice weekly until the weather becomes too cold. Please remember that over-watering and light, frequent watering can damage the new planting material. It is best for the plant if you let the water trickle slowly from the hose for 20-30 minutes when the plant begins to show signs that it needs water.

Tree work — Disease, combined with the dry, hot summer has resulted in the loss of several of our trees throughout the community. These will be replaced in the fall planting cycle. We have also lost two or three streets trees even though residents watered them. The committee is in contact with Arlington County about replacing them.

Grounds work — ValleyCrest, our grounds contractor, will aerate and seed the lawns this fall in

September or October. They will also trim shrubbery one last time for this season. ValleyCrest will remove leaves and maintain our grounds throughout the fall and early winter.

Common Area Plantings — Residents who are interested in planting a small flower garden outside a patio, whether in the rear or side of the patio, must first receive permission from the Buildings and Grounds Committee. Please send a request to one of the two co-chairs, and the committee will review it. 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 and underground utility lines, as well as the type of material planted and its impact on the community.

Trees — The committee would like to remind residents that our trees are living things which need to be nurtured and protected. They should never be used for signposts, because nailing or stapling into a

tree opens it up for disease. The community spends many hours and dollars protecting our trees, and we can all agree that they are essential to the overall ambiance of the Meadows and all of Fairlington.

Community Pride — The Meadows covers about 22 acres, and all of us need to help with keeping our homes as attractive as possible. Therefore, if you see a bit of debris on the grounds, please consider picking it up and disposing of it. All of us working together will help keep the community looking great.

If you are interested in joining the committee, feel free to attend an upcoming meeting. They begin at 7:30 p.m. and last approximately one hour. Please check the Meadows Web site for meeting places or contact Drew Thompson at thompsov@gmail.com or Chuck Edwards at c-d@comcast.net for more details.

October 7
Hosted by Teri Furry
4263 S. 35th Street

November 4
Hosted by Linnea Barry
3460-A2 S. Stafford Street



Meadows Seeks New Chairperson for Court 14

The Meadows is currently in need of a new chairperson for Court 14. The new volunteer will replace Sarah Jones, who previously served in this capacity. Sarah and her husband, Brad, recently returned to Texas, where they will begin new jobs and be closer to their families. Many thanks for Sarah for her service to the community.

Thanks also to Nancy Donley for her many years of serving as one of the Court Chairs in Court 3. That position is now being fulfilled by Daniel

By Diane Thurber, Chair, Committee of Court Chairs

Lazenby of 3369 S. Stafford Street, B-2.

Acting as a court chair is a great way to meet the people in your court, while providing a valuable service to the community. The three main duties of court chairs are to:

- greet new residents;
- distribute recreation passes; and
- assist the Board in collecting proxies for the Annual Meeting.

It is very important that each court have a representative, so even if you just think you might be interested, I would love to hear from you and will be happy to answer any questions you may have.

Please contact me via telephone at (703) 998-8723 or e-mail at j.thurber@verizon.net if you'd like to volunteer or get more information.

Meadows Community Recycling Update

Arlington County previously announced in its publication *The Citizen* that they would begin accepting clamshell containers — the thin, clear plastic containers in which berries are packaged — but they have since changed that policy and no longer accept them. And, if the county doesn't accept something, neither does our recycling contractor, so please discontinue placing these items out in the bins each week.

Check out Arlington County's Web site (<http://www.arlingtonva.us/departments/EnvironmentalServices/swd/EnvironmentalServicesSwd-Curb.aspx>), where you will find the most up-to-date lists of acceptable and non-acceptable items. The site is

By Diane Thurber

easily navigable and provides directions for the proper disposal of household hazardous materials, compact fluorescent lightbulbs, computers and other electronics, batteries, and items containing mercury. It even has pictures and a video to ensure citizens have a clear understanding of recycling "dos and don'ts."

In addition to our own curbside recycling program, there are dozens of other venues where you can recycle, donate, or dispose of your unwanted items in an Earth-friendly way. All it takes is a tiny bit of time to do the research.

Try to be creative in your thinking — high school drama departments may be interested in your old sofa, lamps, or vintage clothing. And surely you've heard the old adage "one man's trash is another man's treasure." If you don't believe it, check out Arlington Freecycle, at groups.yahoo.com/group/freecycle_arlington_va/.



News from the Board

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Lifeguards (top to bottom) Johnny, Ronal, and Gretchen helped make the 2009 pool season a great one!



The Board would like to thank lifeguards Ronal, Johnny, and Gretchen for all their hard work this summer. We received many compliments on the cleanliness and smooth operation of the pool this season.

Special thanks go to the Pool Committee, and especially to Jennifer Lightbody, who was new to the position of Pool Committee Chair this year. Jennifer demonstrated excellent management and communication skills. She worked closely with the lifeguards, the Board, and with Community Pools to ensure that the pool and the equipment were kept clean and in good working order. She also interfaced with the County inspectors, ran committee meetings, provided the Board with budgeting information, and recommended improvements, such as the more welcoming entranceway.

Jennifer composed a list of recommendations for next season, as well, which should get us off on the right foot immediately. Many thanks to her for all the time she spent ensuring that Meadows residents enjoyed another safe and enjoyable pool season.

The roof covering the pool house and maintenance shop was totally replaced at the beginning of the summer. Our intention was to complete the work in the fall, but Jack advised the Board

that the roof was in such poor condition that immediate replacement was warranted. Although the slate over the workshop was only 15 years old, it was not the best slate. It also would have been difficult to match new slate to the old. The fans and skylights were replaced at the same time. Katchmark performed the work for us, and we are very pleased with the result. The new Vermont slate roof should provide us with many years of service.

I would like to acknowledge with a belated “thank-you” those residents who assisted me with the work party at the pool back in May. In addition to the Pool Committee Chair and lifeguards, those individuals were: Chuck Edwards, Paul Cinquegrane, Barbara Sitton, and Nicholas Blank. They cleaned the guard room and the pool entrance, disposed of the old grills, cleaned the chairs and tables, took inventory, and filled six bags of trash. The pool enclosure looked 100 percent better when this crew was done with all their work. Thanks again!

This year’s painting cycle includes Courts 3, 14, and 15, and we expect work to begin in late September or early October. The fences in these courts will also be stained, and we will include fence staining in the next four painting cycles, thereby completing all fences in the village. Middeldorf is the

selected contractor. The Board has been pleased with their work in the past and they again provided a very competitive proposal.

A new two-step notification system will be instituted this year, so that residents in the painting cycle will better understand the process and the responsibilities of both the painters and the residents themselves. The first step is the general notification from the Board, which will be delivered to affected residents to inform them that their units are in the painting cycle. The second step is the advance notice from the contractor letting residents know the date they expect to begin working on specific buildings within the courts.

Residents’ cooperation in removing storm windows, making patios accessible, and moving personal property out of harm’s way is important to the success of this project. Painting is a large budget item and we want to get full value on the contract.

The final phase of the capital improvement project to repair and reline the sewer laterals will also take place in the fall. There are five lines remaining, which were deemed early-on to be the least problematic. We already have noticed the difference this work has made by the substantial reduction in

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reported flooding. Re-grading and re-seeding of the “sewer pit” areas will be completed by our grounds contractor under the direction of the B&G Committee.

As a result of this project, we ask that you not allow any contractor to run a “snake” into the lines, so that it extends any further than your own interior pipes. This could cause major damage to the new liners. Pictures of the new lines were taken upon completion, so it easily can be determined if damage has occurred. Home-owners will be held responsible for any such damage.

Earlier this year the Board passed Resolution No. 1-21-09, “Rules for Recreational Facilities in Fairlington Meadows,” and copies were distributed along with the pool rules. If you did not receive a copy, please refer to our Web site, www.fairlingtonmeadows.com, under “Official Documents.” The resolution was needed because rules for using the tot lot and the basketball court were not previously set forth in writing.

The Board fields numerous requests for renovations each week, including more than 11 in May alone. Residents who wish to renovate their units must first submit their plans to the Board for approval. The approval process has been streamlined, and it is not necessary to wait for a Board meeting. Simply submit a request via e-mail, along with a copy of the contract, to either the Board President or to Jason Eglin, our Property Manager at CMC. Once the

project is reviewed and approved, an approval e-mail will be sent to the homeowner granting permission to proceed.

One of the Board’s duties is to maintain the integrity of the buildings, which is only possible if the Board is aware of ongoing projects. It is much easier to work *with* the Board and within the rules, rather than to circumvent the system, only to have problems arise when you try to sell the unit. This also lets Jack and José know where work is taking place on the property, so they can monitor the contractors, if necessary. The Board and management are here to help, and we are very happy to work with residents — just ask anyone who has had work done recently.

Back in May, Board member Lisa Farbstein represented the Board at the “Walking Town Meeting” held with representatives of Arlington County government, the FCA, other Fairlington Board representatives, and interested residents. Lisa had the opportunity to speak with many of the County personnel individually. Among the items discussed were the importance of our street trees, the dangers associated with crossing King Street to access Bradlee Shopping Center, and concerns related to the construction of HOT lanes, such as noise barriers, and tree removal, for example. Other topics included the firehouse, the rebuilding of Wakefield High School, the final phase of the South Fairlington Community Center renovation, the proliferation of no-parking signs on our streets, and issues related to the dog park at Utah Field.

In other news, a vehicle was stolen recently on S. Stafford Street, and

several others were vandalized, including one that had all four wheels removed and was left up on blocks right in one of our parking lots! Residents are reminded to be vigilant and to report any suspicious activity to police immediately.

The Board has received a few complaints about excessive noise in the patios. Please remember that neighbors are always close by and try to keep your conversations at a reasonable level, especially as it gets later into the evening. Dogs left barking on patios is another recurring issue. Again, “courtesy” is the key word.

Please do not lean items against the bushes, lamp posts, or court signs. This includes trash, recycling, and items left out for Big Pickup. The court sign in Court 8 was recently either accidentally broken or vandalized, and the price to replace it would have been \$600.00; fortunately, the missing half was located and the maintenance crew was able to repair it. Also, do not toss trash over your patio fence into the common area. The maintenance crew has plenty to do without cleaning up after individuals. All trash should be properly bagged and placed out at the appropriate time. Finally, personal items may not be stored in the common areas. This includes the interiors of B-buildings, porches, sidewalks, and lawn areas.

We are extremely fortunate to have Jack and José as our on-site maintenance personnel. They are both very talented individuals who



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work hard to keep the Meadows looking as good as it does. Jack's roofing skills and José's carpentry skills have proved invaluable over the years, and together they are an excellent team. We ask that residents treat Jack and José, as well as all our wonderful volunteers, with the courtesy and respect that they deserve. Yelling, name-calling, telephone hang-ups, and cursing are unnecessary and hurtful. We are all working toward the common goal of maintaining a desirable living environment for everyone in the village. Genuine issues and concerns are welcome — "town-hall" behavior is not.

In conclusion, here are a couple of items we ask you to consider:

The tot lot is intended for use by small children. We have heard that the presence of much older children can sometimes be a bit intimidating for the little ones and parents have reported having to untangle the swings that have been spun around the

cross bar so their kids can swing.

People have been replacing analog TVs following the switch to all-digital. Please remember that TVs, as well as computers, contain hazardous materials. Do not put them out for curb-side pick up., rather dispose of them properly and contribute to a safer environment for us all.

Window well covers can prevent water intrusion into basement areas. You can make your own by purchasing heavy plastic sheets at home improvement stores. The sheets can be cut to fit using a small hand or power saber saw.

Please minimize the use of inside water during periods of heavy rain. Showers, washing machines, and dishwashers used at those times just add to the water discharge load, and it is sometimes difficult or impossible for the County drainage systems to keep up with the demand, resulting in back-ups.

If you notice any problems with loose or missing roof slates on any of our buildings,

please notify Jack at (703) 820-6799. A minor repair here and there will prevent costly roof repairs in the future.

The Board would like to thank everyone who contributes to the wellbeing and appearance of our community. This includes, in particular, Buildings and Grounds Committee Co-Chairs Chuck Edwards and Drew Thompson, as well as members of the committee, and all other committee members and individuals who abide by the Bylaws of the Association.

Putting trash out at the proper times, keeping dogs leashed and cleaning up after them, watering the newly-planted landscaping, maintaining neat patios, and reporting maintenance issues to our on-site maintenance staff all add up to a community that looks good and shows every sign of being well-run and in good order. Thank you, and please keep up the great effort.

Respectfully submitted,
John Thurber,
Board President



Phase II Renovations Start at the FCC

Outdoor renovations at the Fairlington Community Center commenced September 1, 2009. Areas that are, or will be, closed during the work include the parking lot, outside basketball court, and the field playground.

Fairlington Meadows Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice president
Lisa Farbstein, 2nd vice president
Paul Cinquegrane, acting treasurer
Jacqueline Maguire, 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 Fairlington Meadows Web site, www.FairlingtonMeadows.com, view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.

Property Management

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Tel. 703-631-7200 (x 212)
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Include your name, address, and contact information with all correspondence. Items will be printed at the editor's discretion.

