

Fall 2011

Vol. XXIV, No. 3



News from the Board

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Save the Date:
The Meadows Annual Council of Co-owners Meeting will be held at the Community Center on October 26!



Please mark your calendars now for the Council of Co-owners Annual Meeting, which will be held Wednesday, October 26, at the South Fairlington Community Center (3308 S. Stafford Street). Registration begins 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, prepaid for your convenience. You also can file your proxy electronically – just log on to the Association’s web site for easy-to-follow directions. In addition, the Court Chairs will be canvassing their respective courts to collect proxies in advance of the meeting.

As always, your attendance — or submission of your paper or electronic proxy — is extremely important because for the meeting to proceed, a quorum representing a minimum of 50 percent of the votes in accordance with percentages assigned in the Master Deed is required.

This means that we need roughly 171 co-owners to attend the meeting or to return their proxies, so that we may conduct business and approve the 2012 Budget. We usually achieve quorum by only the

slimmest of margins, so your cooperation is critical to a successful meeting. If you choose to return your proxy by mail, please be sure to do so no later than October 21 to ensure it is received in time. Please send in your proxy even if you plan to attend the meeting. If it turns out you are not able to attend, your vote is still counted; if you do attend, your proxy will be replaced by your personal vote.

In addition to approving the Budget, there will be an election to fill two vacancies on the Board. Board President John Thurber and 2nd Vice President Lisa Farbstein have both completed their latest terms and are considering an additional term. The five-member Board also includes 1st Vice President David Andrews, Secretary Jackie Maguire, and Treasurer Paul Cinquegrane.

This Board has been working together for several years, putting forth tremendous time and effort on behalf of the community. We have great respect for what each of the others brings to the table, and we hope the community has been pleased with our leadership and performance.

We therefore ask for your support in the re-election of John and Lisa, should they choose

to run, so that this team may continue overseeing the operation of the community by applying the lessons we have learned together over the years to protect the property and keep the Association moving in the right direction.

If any other residents are interested in running for the Board, they should contact Jason Eglin at CMC, so their names can be placed on the ballot. 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 only on the 2012 Budget. 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 26.

This year’s painting cycle includes Courts 7, 8, 9 and 10,

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B & G Update

By Chuck Edwards and Judi Garth, Co-chairs

After Hurricane Irene and then a week of steady rain, we are finally drying out, but the trees and shrubs have greatly benefited from this much needed moisture.

Fall Landscaping Projects: Our new grounds contractor, Somerset Landscaping, will be busy in the next few months, completing fall projects.

The lawns will receive a lot of attention with a pre-emergent treatment to control crabgrass and broadleaf, lawn fertilization and aeration, and seeding of bare and thin areas. Somerset will also prune the ornamental trees, and complete three leaf removals, as well as continue with the weekly, or as needed mowing, edging, and weeding.

The community is currently being assessed for a small fall planting with a concentration on bare flower beds in the front of buildings.

Stafford Street Circle Beautification Project: In October, look for some major changes in the Stafford Street traffic circle!

The Meadows was fortunate to receive a micro-project grant from the Arlington County Neighborhood Conservation Program. The project will add 452 perennials to the circle, which will add color and interest. Some shrubs will be moved to other areas in the community.

Two other villages that maintain traffic circles also received grants. The funding for projects such as these come from the Arlington County bond funds that are approved every two years by voters. Many thanks to Dave Carro, B&G Committee

member and landscape architect, for designing the new planting beds. Thanks, also, to Ed Hilz, representative to the Fairlington-Shirlington Neighborhood Conservation Area for their involvement with this project.

Removal of Fall Patio Debris: As you are pruning overgrown plants and throwing away dead summer plantings, please do not put debris outside your back gate. It is not Jack and José's responsibility to pick up and throw away your trash. Please keep our community looking tidy by placing all garden waste in plastic bags and putting the bags out front for trash pickup.

Did You Know? The Meadows encompasses about 22 acres and, every morning, José walks through the community checking for burned out lights, fallen shutters, strewn garbage, and other problems. Please help us keep our community looking great by picking up any debris that eludes the trash company and thank Jack and José for the great work they do for us.

Leaky Outdoor Faucets: Before freezing temperatures hit us, remember to have any leaky outdoor faucets repaired. Disconnect all hoses and turn off water to these outdoor faucets. Replacing broken pipes and repairs from water damage can be quite expensive!

Not-so-new B&G Co-chair: In July, we sadly said goodbye to Drew Thompson, B&G Co-chair for the last four years. Drew, his wife Amanda,

and baby Ella moved to Ohio where Amanda accepted a tenure teaching position at Ohio State. They will be greatly missed.

Judi Garth, formerly a co-chair with Chuck and long time Meadows resident, is once again joining Chuck on his plant treks around the community.

Interested in maintaining the beauty of the Meadows? Join the B&G Committee! We welcome new members and interested residents at our meetings, which are held the first Wednesday of most months.

All meetings begin at 7:30 p.m. and end by 8:30 p.m. It's a fun and satisfying way to get involved in your community. Gardening knowledge is not required!

- Upcoming Meetings:**
- October 5, 2011**
Hosted by Annabelle Wright
4309 S. Utah Street
 - November 2, 2011**
Hosted by Barbara Sitton
3451 S. Utah Street

No meetings will be conducted in December and January.

Please check the *Messenger* or the Meadows web site for upcoming meeting places.



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.



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and work will begin in late September or early October; fences in these courts also will be stained. B-building interiors will be painted by the onsite maintenance crew as time and weather permit.

Middendorf is the selected contractor for the exterior work; the Board has been pleased with their past performance and they again provided a very competitive proposal.

We will continue to implement the two-step notification system that was instituted in 2009, so 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 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 advance notice from the contractor, letting residents know the date they expect to begin work on specific buildings within the courts.

Resident 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 Board fields numerous requests for renovations each week. 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 no

longer necessary to present your proposal at 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 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 happy to work with residents — just ask anyone who has had work done recently. Sewer backups are no laughing matter. The latest one occurred in June in one of the B-buildings, caused by someone flushing improper materials down the toilet. Please do not dispose of grease, oil, facial tissue, hair, dental floss, baby wipes, feminine hygiene products, paper towels, diapers, etc., in the kitchen or bathroom drains, or in your toilets.

Even products labeled "flushable" should not be placed in our sewers — toilet paper and human and pet waste ONLY, and pet waste first must be removed from bags.

If you retain a cleaning company, please make them

aware of this limitation of our sewers. If the cause of a sewer back-up is traced to a particular unit, the owner of that unit will be assessed all costs for repair.

If you experience a sewer back-up, contact CMC immediately.

Another way to lessen the chances of a sewer back-up occurring in any of the units is for residents to not use appliances that are heavily water-dependent during periods of heavy rain. These include the dishwasher, clothes washer, and even long showers or excessive flushing. Once the pipes are full of water/sewage, it has no place to go but "in." This holds true for any time we experience heavy down-pours. Everyone's cooperation will help avoid these unpleasant situations and the costly clean-ups. Remember that all Association-related costs are ultimately reflected in your condominium fees, which also can translate to higher rents for tenants.

Although the weather on the last day was not all that we would have hoped, we did have a safe and successful pool season. Community Pool Service was our contractor, and they provided us with personable and conscientious lifeguards, good service, and timely attention to maintenance and administrative issues.

Before the start of the season, the chlorinator and pump for the main pool, as well as the fan in the men's room, were replaced — most under warranty — plus we undertook major renovations to the



Volunteers Make the Meadows Work!

From Court Chairs and Committee Members on up to the Board of Directors, it's neighbors like you who make the Meadows a great community for us all.

If you are interested in helping out by lending your time and talents, visit the Meadows web site to find contact information or talk to your Court Chair.

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wading pool. The underwater lights continued to malfunction despite several attempts by an electrician to get to the root of the problem. Hopefully, we will be able to identify and repair the faulty connection without too much more expense.

Due to the lack of a Pool Committee, it fell to the Board to provide oversight of the day-to-day operation of the pool. Each Board member took a weekly turn on a rotating basis to visit and inspect the pool, the bathhouse, and grounds, and to meet with the lifeguards to hear and address their needs and concerns. The Board President interfaced directly with CPS.

Social events were organized and run by Barbara Sitton and Valerie Carter, and we would like to thank them for their time and efforts, which provided residents the opportunity to relax around the pool and mingle with their neighbors. Several other residents also assisted during the events, so additional kudos to Kelley Beasey, Erica and Edward Brown, Susan Diegelman, Judi Garth, Marie Girovasi, Liz Moores, and Rose Stack.

Regulars at the pool probably noticed that the number of umbrellas kept decreasing as the summer progressed. Apparently, the life cycle of a pool umbrella with a plastic frame is approximately three years. By the end of the summer, we were down

to just a few, plus the red one that someone generously donated, which found a home in the wading pool enclosure.

Obviously, we will have to replace the umbrellas before next season and, while we're at it, the tables, as well. Thanks to strap repairs completed by the maintenance crew, the chairs are still in reasonably good shape, so there are no plans to replace those completely quite yet. Closing and winterization procedures are now underway.

As of this writing, the Board has not decided which roof will be replaced next, but once the roof in the worst condition is identified, a request for bids will be prepared, contracts considered, and the job scheduled. Residents of the building will be notified when work will begin and what preparations are needed.

Starting with the last roof replacement at 3439 S. Stafford Street, we will begin rebuilding the exterior walls of the dormers with a composite material to prevent future rotting. The Budget allows for one and one-half full replacements per year, as well as an additional \$15,000.00 for major repairs.

Our trash and recycling hauler, Capitol Services, will now provide pick up on all holidays with the exception of Thanksgiving, Christmas, and New Year's Day. A Home Owners Link alert will be sent out prior to these holidays reminding residents to hold their trash until the next scheduled collection day.

Other items that have received the Board's attention:

- Reznick Group is the Association's new auditing firm. Representatives attended the Board's June meeting for the purpose of introduction and to discuss the firm's policies and procedures in preparing the annual Audit and the Association's tax returns.
- Additional wood chips were added to the playground, bringing the depth to nine inches. The inside area was first cleaned of debris, then re-graded, and additional timbers were added to raise the containment area.
- A new contract with J&B Cleaning Services for cleaning of the B-building common areas began on July 1.
- The storm water containment vault at the end of Court 8 was expanded, tripling the rainwater-holding capacity of the vault from about 90 gallons to 270. This increased capacity will buy us additional time for storm water to move through the pipes out of the parking lot and into the County system.

The County distribution system in our neighborhood consists of fairly small diameter pipes that can reach maximum carrying capacity very quickly during heavy downpours, which has been the cause of the ponding problem we have experienced in Court 8 in the past.

Unfortunately, even the new system was no match for the heavy rains we received on the

Check the Meadows web site periodically for timely updates!

Everything you need to know about the Meadows community can be found at:

www.fairlington.org/meadowsindex.htm



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evening of September 7, and the area was again overwhelmed with run-off and three vehicles were damaged. After working on this project for a number of years, and considering every possible solution, it appears that unless the County undertakes a major expansion of the storm-water system on 35th Street and beyond, this will continue to be a problem when we experience extraordinarily heavy rains within a short period of time (the system does appear to be working fine as long as we don't receive a deluge).

If residents of Court 8 or any other notice that the grates are blocked with plant debris, trash, snow or ice, we ask that you please contact Jack or José immediately so that they can be cleared. The number at the shop is 703.820.6799.

Although the result of this project did not give us the 100 percent solution we were looking for, the Board was satisfied with the quality of the work and appreciated residents' cooperation while the project was underway.

Many residents have missed seeing Jack Clark, our

Maintenance Manager, on the property for the past few weeks. Unfortunately, Jack was injured when he fell off a ladder while exiting the attic in the maintenance shop. He required stitches to his ear, and surgery on his wrist. We are happy to report, though, that he is making progress in his recovery, and we all look forward to his eventual return.

If you would like to send a get-well card to Jack, you may do so in care of the Board President, John Thurber, 4241 35th Street South, Arlington, VA 22206, or just drop it off at the shop, and we will be sure that he receives your well-wishes. Thanks to José for "stepping up to the plate" during Jack's absence

While we like to think of Fairlington as a safe environment, the Arlington County police blotter has recently reported burglaries and several sexual assaults in and around our neighborhood. There were also two instances of vehicle damage, both involving the same household, in one of our courts.

We therefore encourage everyone to be vigilant and to report any criminal activity to the police immediately. If you would like to program the non-emergency police number into your phone, it is 703.558.2222. Call 911 if you feel it's an emergency.

And finally, a few friendly reminders:

Please do not allow your contractors, including Comcast, to park in other residents' assigned spaces. The placing of orange cones alongside the vehicle does not negate this rule.

As a courtesy to neighbors, please be conscious of noise both within and outside your unit, especially now that the weather is cooler and doors and windows are open.

Do not lean items against the light posts and court signs, especially large items placed out for Big Trash Pickup. The signs and light posts are difficult to repair, and very costly to replace.

Place items out for Big Pickup no earlier than 24 hours prior to the scheduled date, which is the first Saturday of every month. Recently, a couch, chairs, and a dishwasher were all left out three days in advance. This only serves to detract from the appearance of the village.

In one two-day period back in June, there were six pet complaints, most for off-leash and excessive barking in the patios. Again, please be courteous of your neighbors, who may be trying to read, sleep, work, or relax.

Respectfully submitted,

—John Thurber,
Board President

You Should Know...

Arlington County has amended the towing ordinance, raising the maximum base towing fee to \$125.00. A new higher base towing fee of \$500.00 is now in effect for vehicles in excess of a 10,001 pounds gross vehicle weight rating.

According to the County, the fee increases were recommended after a review of the market. The fees are comparable with Arlington's surrounding jurisdictions, where towing fees have been rising. You can learn more on the County's web site.



Trash Talk: Big Pick Up Day Rules

Big Pick Up Day is held on the first Saturday of each month. This is the ONLY day large household items may be placed out for curbside collection. After all, no one wants to see a toilet sitting out in the common area on any given day of the week! Remember, construction debris of any kind is strictly forbidden and is a violation of our contract with Capitol. Residents are responsible for disposing of construction materials; otherwise, that burden is essentially passed on to everyone. Also, please refrain from leaning items against the light posts and court signs, which are expensive to replace if damaged.

Tips from the Meadows Shop

Have a Maintenance Question?

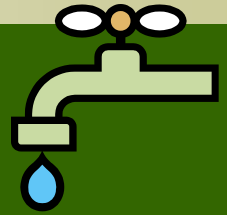
Call the Meadows Shop at 703-820-6799.

Please be sure to speak slowly and clearly, and to leave your full name, address, and contact information.

A lot of messages have not included these critical details lately, making it impossible for the team to respond!

The days may still be warm, but now is the time to start thinking of how to prepare for the coming winter.

Remember that you'll need to turn off your outside water spigots and remove hoses to avoid the costly damage of burst pipes.



Although the spigots are outside the units, residents are responsible for costs associated with this avoidable damage. You need to shut the water off from the inside, remove the hose, and leave the outside spigot turned on to protect those pipes!

New Chair Needed for Court 10

If you are a resident of Court 10 and are able to volunteer a little of your time to fill this important position, we would love to hear from you!

Acting as 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

By Diane Thurber

of Court Chairs are to greet new residents, distribute Recreation Passes, and assist the Board in collecting proxies in advance of the Annual Meeting.

It is very important that each court have a representative,

so if you would like more information, please contact Diane Thurber at 703.998.8723 or jthurber@verizon.net.

Many thanks to Denise Alley, who has been serving in this capacity.

SOC Now Linden Resources

SOC Enterprises, the company that prints this newsletter, recently changed its name to Linden Resources.

The new moniker is a nod to the unique Linden Tree, and the change was made to

By Diane Thurber

better reflect the many branches of the organization — including their mission and business services — while also honoring their 52-year history and roots.

Linden Resources assists, supports, and empowers people with disabilities to

achieve employment, independence, and integration into the workplace and in the community.

Congratulations to them as the company continues to move forward and provide these important services!



How Much Are You Recycling?

We're very lucky to have curbside recycling here in the Meadows and we are now able to recycle many more items than we were when the program began. Here's an update to help you decide whether to put an item in the trash or out for recycling on Tuesday night.

By *Barbara Sitton*

- Styrofoam
- plastic cups and food trays, paper plates and napkins glassware
- ceramics
- light bulbs

Some of the most common things that CAN BE recycled and must be placed in the bins are:

- plastic bottles, jugs, and lids marked 1 - 7
- wide mouth plastic containers such as yogurt and sour cream cups
- aluminum cans
- metal food cans
- glass bottles and jars

Meadows guidelines for recycling are the same as Arlington County. The Board is currently in the process of updating our Web site with this information, so a good place to check if you're in doubt is www.arlingtonva.us/departments/EnvironmentalServices/swd/EnvironmentalServicesSwdCurb.aspx. Acceptable items are listed as well as pictured.

Certain items are definitely NOT for recycling and must go in the trash. These include:

- clam shell containers

curily tied with string and placed next to the bins, NOT in the bins. If they are placed in the bins, it leaves less space for cans and bottles and confuses the process because the newspapers are generally picked up after the bins.

Paper products acceptable for recycling include:

- newsprint
- magazines (glossy or otherwise)
- cereal and food boxes
- cardboard boxes (which need to be broken down and flattened)



As far as paper products go, these must be either in a paper (not plastic) bag or se-

Did You Know?

~ Best Buy ~

Accepts gift cards, CDs, DVDs and cases, ink and toner cartridges, cameras, computers, TVs, rechargeable batteries, mobile phones, and other devices. Recycling bins for smaller items are located at the store entrance; call ahead for larger items.

~ Target ~

Has bins for plastic bags (as do most grocery stores), MP3s, cell phones, and ink cartridges.

~ Dry Cleaners ~

Are happy to accept the return of your wire hangers.

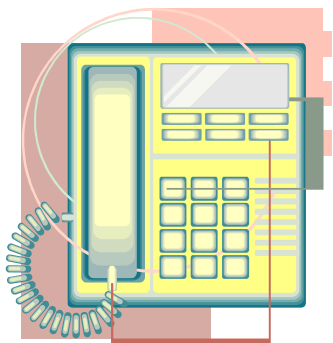


Safety Tips for Cleaning Up Broken CFLs

Fluorescent light bulbs, including the compact fluorescent light bulbs (CFLs) so many of us are using these days, contain a small amount of mercury sealed within the glass tubing. When a fluorescent bulb breaks in your home, some of this mercury is released as mercury vapor. The broken bulb can continue to release mercury vapor until it is cleaned up and removed from the residence. To minimize exposure to mercury vapor, the EPA recommends following the cleanup and disposal steps described below.

Before cleanup, have people and pets leave the room and air it out for 5-10 minutes by opening a window or door to the outdoor environment. Shut off the HVAC system and collect the materials you need to clean up the bulb and seal it for proper disposal. During cleanup, be thorough in collecting all broken glass and visible powder. Place debris and your cleanup materials in a sealable container. Promptly place all bulb debris and cleanup materials outdoors in a trash container or protected area until materials can be disposed of properly. Avoid leaving any bulb fragments or cleanup

Fairlington Meadows Community Directory



Board of Directors

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2nd Vice President

Paul Cinquegrane
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Jacqueline Maguire
Secretary

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

Include your name, address, and contact information with all correspondence. Items will be printed at the editor's discretion.

Please direct correspondence to the Fairlington Meadows Board of Directors in care of Community Management Corp. at the address listed to the right.

For copies of Board meeting minutes, see the Fairlington Meadows web site, view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.

Visit us online at
www.fairlington.org/meadowsindex.htm

