

MEADOWS MESSENGER

News from the Board

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Annual Council of Co-Owners Meeting

Wednesday, October 17, 2012

South Fairlington
Community Center
3308 S. Stafford Street

Registration 6:30 PM
Meeting Start 7:00 PM

Proxy or Presence
Required for Quorum

Agenda: Budget, Board
Elections, Committee
Reports, Questions

your signed proxy in advance – is extremely important. 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. We need roughly 171 co-owners to either attend the meeting or to send in their proxies in order to conduct business and approve the 2013 Budget. Your cooperation is critical to a successful meeting.

For your convenience, the proxy card is postage prepaid. Return your completed **proxy by mail no later than October 10th**. After that date, turn it in to your Court Chair, who will be canvassing the court in advance of the meeting, or drop it in the mail slot at the maintenance shop. **NOTE:** When you attend the meeting, your proxy will be replaced by your personal vote.

Greetings from your Board of Directors:

We have been extremely busy these past few months, so let's get right to it.

COMMUNITY MANAGEMENT

The **Annual Meeting of the Council of Co-Owners** will be held on Wednesday, October 17th. Watch your mail for the official notification packet from Community Management which will include a proxy form. Your attendance – or submission of

At the meeting, the 2013 Budget will be reviewed and voted upon. (All other items presented will be placed on the agenda for a future, monthly, Board meeting). In considering the budget, it is worthy of note that the Treasurer of another Fairlington association prepared a comparison chart of condominium fees based on that assessed for an inside Clarendon (the most numerous style). The Board is pleased to report that our fees are the second lowest of all six South Fairlington associations plus North Fairlington. The Board strives to keep annual increases as low as



possible, while still being fiscally responsible.

In addition to budget approval, an election to fill one vacancy on the Board will be held. If you are interested in running for the Board, contact Christa Brady at CMC to place your name 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. Renters are welcome to attend the meeting and to speak during Residents' Forum, but may not vote.

Your cooperation is critical to the successful conduct of our Annual Meeting. Light snacks and beverages will be served. We look forward to seeing you on October 17th.

Our **Property Manager**, Glenn O'Brien, is no longer with CMC. Until we are assigned a new Manager, **Christa Brady** will be overseeing our account. Christa is the Condominium Division Director. She can be reached at (703) 230-8584 or cbrady@cmc-management.com. The announcement of our new Manager will be made on our website and in the next **Messenger**.

The Board has prepared a position description for a new **Maintenance Manager**, following the retirement of Jack Clark in July (see later article). Steve Burcham, who has done work in both the Mews and the Meadows, was not able to accept the offered position. The job is being re-advertised. Interviews will be conducted until we find someone who "fits the bill." In the meantime, Jose continues to do an excellent job of keeping things running. Steve will be available to assist with large jobs or special projects.

MAINTENANCE AND REPAIR

In the early morning hours of July 9th, one **Fairlington Meadows building was struck by lightning** and caught fire. The good news is that the residents were awakened by their smoke detectors and no one was injured. The bad news is that the unit and personal items were severely damaged in the fire.

The fire department was in Fairlington responding to another lightning strike in the Arbor when this fire was reported. They arrived very quickly and were able to contain the fire to one unit. The unit was inspected to ensure that the fire was completely out. A tarp was installed over the damaged portion of the roof to prevent rainwater from entering.

This issue has been given high priority. We continue to work with our insurance company, the homeowners, and the restoration contractors to restore the unit and bring the family back home. On behalf of the community, the Board extends its sympathies to the family for their loss.

No sooner had we reported in the last **Messenger** that there had been no **sewer back-ups** recently, than one occurred.

We remind all residents not to flush improper materials down the toilet. Do not dispose of grease, oil, facial tissue, hair, dental floss, baby wipes, feminine hygiene products, paper towels, diapers, etc. in your toilets or in the kitchen or bathroom drains. 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.

Also, during any periods of heavy rain, refrain from using appliances that are heavily water-dependent,

such as the dishwasher or clothes washer. Even long showers or excessive flushing put stress on the system. Once the pipes are full, water/sewage has no place to go but "in."

If you retain a cleaning company, make them aware of these limitations of our sewers.

We are currently doing some sewer lateral pipe remediation work to remove and repair damaged sections of pipe and clean-outs. If you experience a sewer back-up, contact CMC immediately at (703) 631-7200.

Everyone's cooperation will help avoid these unpleasant situations and costly clean-ups.

Notice

- Parking lot repairs are planned for fall.
- Advance notice will be given to residents.
- All vehicles must be removed from the parking lot.
- Cars remaining in the lot will be **TOWED AT OWNER'S EXPENSE**.

We are in the process of refining a final proposal with a paving contractor to perform **parking lot repairs**, which will include re-striping and re-numbering. The start date has not yet been determined, but we hope to have the work done by early October.

Advance notice will be given to residents at the appropriate time; however, residents are advised to be alert to this upcoming work. If you may be away, make contingency arrangements to move your vehicle.

If your vehicle is not moved, it will be towed out of the lot and onto the street, at your expense. The Board very much does not want this to happen; however, this work

is necessary, and it is imperative that the court be empty of vehicles to achieve the best results.

The contractor is under no obligation to repair cracks that are under parked vehicles. To come back the contractor will charge a mobilization cost for crack seal of \$950 per occurrence, and \$600 per occurrence for re-stripping. Your complete cooperation is requested and appreciated.

This year's **painting cycle will address Courts #1, 2, 11, 12, and 13.** Middeldorf is the selected contractor, and the work is expected to begin in early October. Affected residents will be notified as the start date draws near.

We have completed a large number of **gutter, roof, and building repairs**, for items such as leaks around the vents and dormers, missing ridge cap tiles, miscellaneous loose tiles, rotted fascia boards and trim work, and even one total porch rebuild. A few of the repair items were covered under warranty.

A **Meadows-wide damage assessment survey** was completed to identify porch bricks in need of re-pointing and columns in need of replacement or repair.

A Request for Proposal, RFP, was prepared and sent out to potential bidders. Glenn O'Brien conducted a walk-around with bidders to review the scope of the brickwork; a contractor was chosen; and the work is nearing completion. A few exterior walls have cracks that will require mortar work and possibly replacement bricks. Those tasks are covered in the contract, as well.

The maintenance crew should be able to take care of some of the columns.

Six sidewalk panels behind Court 8 that constituted a tripping hazard were replaced recently. There was very little disruption to the adjacent grounds. The walkway is now smooth and level. Kudos to Mr. O'Brien, whose thinking to coordinate this project with one in the Mews saved us money on the mobilization effort.

The Board entered into a **new contract for cleaning the B-buildings.** In the course of changing contractors and walking around with the new crew, it was observed that some of the B-buildings were badly in need of deep cleaning and trash removal.

The crew began working the week of July 16. On their first visit, they did a very thorough cleaning of each building. As a reminder, personal property may not be stored in the B-building common area hallways and upstairs landings.

Note: The cleaning crew will report burned out hallway and porch bulbs to our maintenance staff for replacement. Residents are also encouraged to report burned-out bulbs. The number to call is (703) 820-6799.

Occasionally, **trash is left lying on the lawns** after Capital Services has come through. More often than not, it's a corn cob or the remainders of an avocado -- although squirrels have been seen running off with empty peanut butter jars!

The employees of Capitol Services, who provide trash and recycling services, are both hard-working and reliable. They provide six-day-a-week service and work on all but a few holidays. Generally, they are very good about cleaning up after

squirrels and crows that tear into our trash. When there are remnants left behind, residents are asked to pick them up. A little extra effort will help keep the community looking its very best.

The **two strap swings** at the playground were **replaced** recently. One of the hooks attaching the swing to the chains unexpectedly broke apart, and upon examination it was determined that both swings should be replaced.

CRIME

There were two reports recently of criminal activity – an automobile was stolen from the 3500 block of S. Utah Street, and a motorcycle was stolen on S. Stafford Street. If you notice suspicious behavior, notify the police immediately. The non-emergency number is (703) 558-2222, or 911 for emergencies.

APPRECIATION

We would like to **acknowledge Recreation Committee Co-Chair Ed Girovasi** for his efforts on the tennis court resurfacing project. Ed researched contractors and met with them; prepared a cost and specification analysis for the Board; made product and contractor recommendations; provided oversight during the project; and ensured that all provisions of the contract were met. The courts look fantastic, and will provide players with a very high-quality surface.

The Board also would like to **thank the four members of the Pool Committee -- Asser Guirgues, Lindsey Guirgues, Erica Brown and Meghan Murphy** -- for their time and dedication over the course of the summer. They assisted with both opening and closing procedures and helped make pool season safe and enjoyable.

During the season, the Pool Committee monitored daily operations, purchased supplies (as well as the new recycling bin), met weekly with the guards, and organized social events.

They also saw to pool closing procedures which included: adding algaecide and chemicals to the water; covering both pools; motor winterization; winterizing the bathrooms; cleaning, stacking and shrink-wrapping all the furniture; cleaning out the guard room; washing and storing the umbrellas; removing and cleaning the shower curtains; and storing paper supplies.

We hope everyone had a wonderful summer. We look forward to seeing you at the Annual Meeting on October 17.

Respectfully submitted,
John Thurber, Board President

Meadows Building and Grounds Committee

Fall Yard Sale

Saturday, October 13, 2012

9:00 a.m. – 1:00 p.m.

Court 13 Parking Lot by the Stafford Street Circle

Turn your clutter into cash!

Recycle unwanted items!

Building & Grounds Update

By Judi Garth / Chuck Edwards

MEADOWS FALL YARD SALE

Come to sell or shop at the Fall Yard Sale to be held in Court 13 on Saturday, October 13 (same day as the N. Fairlington yard sale.) Just bring your own table, chair etc. to set up for selling. We provide the space. We ask only a donation of \$10 from each seller for our Flower Fund.

Donations are appreciated for our "White Elephant" table, but please no furniture.

For pick up of donated materials or questions, call Judi:

703-931-3693 or email
judigarth@comcast.net

FALL PLANTING

This fall the committee has decided to concentrate on specific lawn areas for improvement, starting with areas that need immediate attention. This project will continue over the next several years.

In addition to the lawn restoration, we will also replace some shrubbery and trees that were damaged by the dry summer and past storms.

Be aware that plant material planted in the last three-four years will need watering into the fall and winter, especially if there is little rain or snow. If you see trees or plants that need water, help protect our investments by watering them. To those who watered during the long, hot summer, we send "thank you" for helping to keep our community looking beautiful.

GROUNDS WORK

During the fall, Somerset, our grounds contractor, will be putting our lawns to bed for the winter and preparing them for the spring. This will include the final mowing and edging, a last shrubbery trimming, applying weed control to the lawns, pruning the ornamental trees, aerating and seeding the lawns, and raking leaves.

TREE WORK

Hooks Tree Services will be removing and also shaping selected trees throughout the Meadows. There are three trees that need to be removed and several that need to be pruned.

Arlington County will remove dead limbs from our street trees. The County continues to water the new street trees by filling the gator bags attached to them.

Remember that trees are living things and need to be nurtured and protected. They should never be used for signposts.



If you are interested in joining the **Fairlington Meadows Building and Grounds Committee**, please attend the upcoming meetings.

All meetings begin at 7:30 p.m. and last approximately one hour.

October 3

Barbara Sitton's
3451 South Utah

November 7

Annabelle Wright's
3409 South Utah

For questions, contact Judi Garth

judigarth@comcast.net

or Chuck Edwards

c-d@comcast.net

Pool Notes

By Erica Brown and Lindsey Guirgues

THE SEASON

The Meadows pool was open from Memorial Day to Labor Day, with the exception of three days following the derecho storm, when a loss of power required that the pool be closed. Once again residents of all ages enjoyed lounging, playing and swimming at the pool.

Our guards were from the USA, Turkey, Ukraine and Bulgaria. Some residents helped our Turkish guard, Gisem, with her graduate research about American impressions about Turkey.

While the July 4th social had to be canceled due to the large storm, the pool committee was still able to host a pizza party night as well as an ice cream social event that was enjoyed and well attended.

Thank you to all of the volunteers who helped to make the socials successful.

The pool is always a big hit with Fairlington Meadows residents. While this past season may be over, we can always look forward to the next one.



NEW FURNITURE

The Back Story

By Diane Thurber

It started with a suggestion to the Board in January and culminated with the final set-up on June 2nd – the purchase of our new pool furniture!

Internet sources were located and searched; personal visits and calls were made to local retailers. The decision was made to go with ET&T Distributors, a National Women Business Owners Corporation, located in Florida.

Next came the tasks of choosing a furniture style, strap and accent colors, the frame material, tables, umbrellas, and bases. More than 200 e-mails were exchanged in order to finalize choices.

When the furniture finally arrived on June 1, it was impossible for the driver to remove the pallets from the truck because the chair and chaise boxes were strapped together as one unit on individual pallets. The whole package was enormous and way too large for the tailgate lift.

Volunteers removed the furniture from the boxes while they were still on the truck. Workers perched precariously on the side

steps of the truck, holding onto a handrail with one hand, "catching" the furniture with the other, as the driver pushed it over.

Once unloaded, we were very pleased with how the furniture was packed. It was a bit of a task removing the coverings, but they certainly protected the frames from being scratched during shipment. Fortunately, the tables were already assembled.

Two thousand sixty pounds of furniture were hand carried to the pool from the Court 10 parking lot where the 18-wheeler was parked.

Set-up and box breakdown had just started, when it began to pour. The task was abandoned. Volunteers returned the next morning for four hours to complete the job.

Only one chaise was damaged, which the manufacturer replaced. A couple of nice, unexpected features of the furniture were discovered: the plastic "sleeve" along the back bar on the chaises, and "feet" on the chairs rather than hollow tube bottoms.

A heartfelt thanks to the following volunteers who donated time and effort to the project:

David Andrews, Dave Carro, Chuck Edwards, Judi Garth, Ron Krivosh, Lloyd Pike, Jose Ramirez, John Thurber and lifeguards Dimitri and Dennis.

Thanks also to Steve Burcham, who removed all the old furniture and brought it to a plant in Fredericksburg for recycling.



Tennis Season Ends

By Ed Girovasi

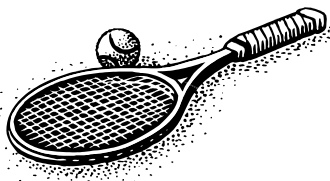
The 2012 tennis season comes to an end on Sunday, September 30, 2012. Thanks to the Board and the community, it was a terrific success.

In June, our courts were resurfaced by Bishop's Tennis of Sterling Virginia. They did a fine job for Fairlington Glen in 2011 and, after obtaining competitive proposals, were selected by the Board to resurface our courts. They did not disappoint – our courts look and play terrific and are backed by a 3-year warranty.

The new surface represents a significant investment by the community. Everyone's cooperation is needed to protect that investment. Please remember--our tennis courts are available for **ONE** activity – **TENNIS. ALL other activity is prohibited.** They are not a dog park, soccer field or hockey rink! Also, players must wear tennis shoes or athletic shoes with **NON-MARKING SOLES**. If you notice that your shoes are leaving black/colored marks on the court surface, please be considerate and stop playing. Improper use of the courts may result in forfeiture of recreation privileges.

As of October 1, 2012, weekend reserved play ends and all court time will be available on a first-come, first-served basis. See the Spring Edition of the Messenger on the website for rules governing court usage.

If you have any questions, please contact Ed Girovasi at (703) 931-3735 or John Stack on (703) 379-7245.



Residents' Voices

5 MYTHS ABOUT RECYCLING IN THE MEADOWS

By Judi Garth

I recently spoke with David Dunn of Capitol Services who provides the Meadows trash and recycling pickups. He congratulated Meadows residents on the huge volume of recyclable materials that is put out each Tuesday and Wednesday morning. However, there are a few areas where we could do better. Do you know the facts?

Myth 1:

The Meadows follows the same guidelines as the Arlington County curbside recycling program.

NO. While residents in both the Meadows and Arlington can recycle the same materials, Arlington uses what is called the single stream process. This means that paper can be mixed with the glass, plastic and metal in the recycling bin. Capitol Services DOES NOT use the single stream process. Their process, which is much less expensive, keeps glass, plastic containers, and metal separate from the paper products. PAPER PRODUCTS SHOULD NOT BE PLACED IN THE BINS.

Myth 2:

It is not a problem to put paper products in the bins.

NO. It is a problem. Paper products go on the ground in paper bags, boxes, or wrapped with twine, but not in plastic bags. Capitol Services must take extra time to remove the paper from the bins. Paper in

the bins also leads passers-by to use them for trash.

Myth 3:

Everything can now be recycled.

NO. Items that still MAY NOT be recycled include:

Plastic clam shell containers

Light bulbs

Plastic bags, cups and trays

Glass ware

Ceramics

Paper plates and napkins

Myth 4:

It's not necessary to empty and rinse containers.

YES, rinsing containers is a necessary part of recycling.

Myth 5:

It's OK to put out boxes filled with packing peanuts, Styrofoam dividers and plastic bags.

NO! Packing peanuts, Styrofoam and plastic bags are NOT recyclable. Put these items in the trash!!

Understanding and following these facts will help our environment and make the recycling process much more efficient.

David Dunn dropped off some refrigerator magnets that list the items that may be recycled. If you would like one of these magnets, please email Judi Garth at judigarth@comcast.net with your address.

All together now...Paper does not go in the bins!!!



Jack Clark's Retirement

By Barbara Sitton

On July 14 Meadows residents gathered at the pool to give their heartfelt thanks to Jack Clark for his 20 years as Maintenance Engineer in the Meadows. Jack's wife Angie, his family, as well as Jack's assistant, Jose, and his wife attended.

When a heavy downpour threatened the party, the huge crowd sheltered at the pool entrance where several residents shared stories about Jack's dedication and exemplary service. Ed Girovasi played his guitar and sang a special song to the tune of the Beverly Hillbillies that he had written for Jack. The clever lyrics highlighted Jack's life, family and years with the Meadows. Ed, then, led the group in a sing-along of "Happy Trails to You".

John Thurber presented Jack with a gift from the board and shared amazing statistics of how much snow Jack had plowed over the last 20 years along with other feats that he had accomplished. Jack also received dozens of cards from residents and a boom box on which to play his country and gospel music as he enjoys retirement.

As the party came to a close the sun returned with a beautiful rainbow. A grand time was had by all and Jack and his family were most appreciative.

Thanks, Jack, for a Job Well Done

By Diane Thurber

Jack received a lot of hugs and well-wishes at his retirement party on July 14. He was so deserving of each and every one. The large turn-out was a true testament to how beloved and valuable Jack was to this community. We cannot let the occasion of his retirement pass without adding another very heartfelt "thank you."

For twenty years, Jack was a highly-valued member of the Meadows "team." Jack was a roofer by trade. What more could an association, whose buildings have slate roofs, ask than to have a roofer on staff? I think most of us recall, at one time or another, seeing him walking, seemingly fearlessly, along the ridgelines of the roofs. I never understood how he could do that, but he did.

The Board relied unconditionally on Jack's expertise in this area to let them know when a roof could be repaired, or whether it was no longer serviceable and needed to be replaced.

But Jack did so much more. Jack always wanted to be busy. He handled Board requests, responded to calls from residents and work orders from CMC, and he was a huge help to the Recreation and B&G Committees.

Jack's talents also saved us money. For instance, he performed countless electrical repairs to the old walkway lights behind Court 6.

When lights were installed along the brick path between Courts 2 and 3, Jack and Jose dug the holes and installed the posts themselves, calling in the electrician only for the final wiring. That saved us thousands of dollars on the contract.

Jack was a man of character. I once overheard someone ask how he had injured his hand. He said it was something he had done at home. The person suggested he claim Workmen's Comp because no one would know. Jack replied "I'd know."

Jack was honest and a hard worker with an excellent work ethic and a friendly, even disposition.

When Jack was on property, we knew everything was under control. Many times when I called Jack to voice concern, his answer was that he had already talked to the contractor. If not, he went right over to check it out. He cared about our property as much as we do, and his keen oversight of our 22 acres and 57 buildings helped protect our property values.

Even when faced with extreme health issues, Jack continued to give his very best. Those of us who knew Jack were so relieved every time he would pull through his latest challenge. It was not only for the selfish reason that we wanted him here. It was because we cared about him and wanted to see him feeling better.

Jack was never *just* our Maintenance Manager. Jack was and will continue to be our friend. For years he took care of our problems, large and small. Jack's time with us is remembered with great respect and fondness.



Correspondence

Address to Fairlington Meadows
Board of Directors
c/o Community Management
Corporation

Board Meeting Notes

See the Fairlington Meadows
website, the community bulletin
board at the pool house, or
contact Christa Brady.

Towing Requests

A-1 Towing of Northern VA
Tel: (703) 979-2110

Board of Directors

John Thurber, President

David Andrews, 1st Vice
President

Lisa Farbstein, 2nd Vice
President

Paul Cinquegrane, Treasurer

Jacqueline Maguire, Secretary

Property Management

Christa Brady

Community Management
Corporation
4840 Westfields Boulevard
Suite 300

Chantilly, VA 20151

Tel: (703) 631-7200

Direct: (703) 230-8584

cbrady@cmc-management.com

On-site Maintenance

(Position open), Manager

Jose Rameriz, Assistant

Tel: (703) 820-6799

Visit Fairlington Meadows online at:
www.fairlington.org/meadowsindex.htm

Mailing Address:
