

# meadows Messenger

published by the Fairlington Meadows Council of Co-owners in Historic Fairlington

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Check the Website  
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[www.fairlington.org/  
meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)

## News From the Board

by: John Thurber

This time of year, our big announcement is always the **ANNUAL MEETING OF THE COUNCIL OF CO-OWNERS** which will be held on Wednesday, October 29, at the South Fairlington Community Center, 3308 S. Stafford Street.

Registration will begin at 6:30 p.m. and the meeting will start promptly at 7:00. Light refreshments will be served. Co-owners should look for a packet of materials from Community Management Corporation (CMC) to arrive in their mail within the next few weeks. Please take a moment right away to look over the materials and sign and mail your proxy.

Thanks to those individuals who returned their "advance proxy" forms with

their applications for recreation cards. This idea was instituted last year as the brainchild of Board member Mary Ellen Finigan and it proved to be extremely helpful in getting us closer to achieving quorum going into the meeting. The Annual Meeting is your opportunity to meet your Board of Directors and Portfolio Manager as well as to mingle with your neighbors and listen to the Board President's "State of the Association" message. Be sure to mark your calendar -- we hope to see many of you there.

## Annual Meeting Council of Co-Owners

Wednesday, October 29, 6:30 PM  
South Fairlington Community Center 3308 S. Stafford Street

*Your vote is essential! Join us or fill out your proxy.*

## Pool season a huge success

The Board is very pleased to once again report that we had a successful pool season, with no major injuries or resident issues. We were fortunate to have Pool Manager Semra Mustafafova at the helm again this year. She participated in the pre-opening work party, despite having just arrived from Bulgaria two days earlier. Others who volunteered their time at the work party were: Pool Committee Co-Chair Erica Brown and daughter Kari (nice job on the bulletin board, Kari!), Pool Committee member Jamie Eckert, B&G members Chuck Edwards, Shirley Nycum, and John and Virginia Mathes, and John and Diane Thurber. This was the largest group of volunteers we have ever had for this task, which allowed us to complete all the work in two hours and, according to Shirley, "It was kind of fun."

Semra and guards Kyron, Richard and Rebekah kept the facility clean and inviting, even taking the initiative to perform tasks without having to be asked. A good guarding staff makes the job of the Board and the Pool Committee that much easier and ensures a safe and fun season for patrons. The Board received reports that "the guards were rescue ready" when their supervisor came by for inspection; the "water clarity perfect, waterline tiles clean, restrooms cleaned and stocked," for an "overall grade of Excellent." In another report, the supervisor noted that the "Pool looks magnificent as always." The County inspector was likewise impressed. We greatly appreciate all the hard work that Semra and the other guards did over the course of the summer, and the long hours they put in, to make sure that everyone's pool experience was the very best it could be. They did an outstanding job for us and represented Community Pool Service very well.

This year's big purchase was the new ping-pong table, which many residents seemed to enjoy. Some even came to the pool

## Welcome Ricky Henderson, maintenance assistant

After what turned into an exhaustive search, the Board is pleased to announce that we have hired a Maintenance Assistant, so we are again fully staffed. Our new man is Richard ("Ricky") Henderson, and he began work on Monday, June 2. Ricky has a BA in Economics; however, his true interest lies in working outside, building, fixing, and creating things. His previous position with a garden center/nursery allowed him to work closely with clients and gave him experience in landscape design and construction, including hardscapes (patios, walls, walkways), woodworking projects, coordinating daily and seasonal requirements for special projects, performing repair and preventive maintenance work, safely and expertly operating both light- and heavy-duty machinery, lawn equipment and tools, and supervising and monitoring landscape crew for safety compliance, and customer satisfaction.

Prior to his hire, Ricky spent hours with Craig discussing the position and walking the property. Following his hiring, Ricky received an overview of the community and our organizational structure from our CMC Portfolio Manager, Dwayne Frazier. Ricky has a good attitude, is pleasant, articulate, has good communication and computer skills, and is willing to work hard and learn. He has expressed comfort in working with management and the Board and feels that his contributions are welcome and appreciated. References pronounced him "polite," "personable," and "a hard worker" and said he "listens and takes directions well." Ricky is a family man and enjoys bowling in his free time.

Kudos to Steve Burcham for the many hours he spent working for us while we embarked on this long search. Most residents remember Jack Clark, our former Maintenance Manager. Steve is Jack's half brother, and every bit the conscientious, hard working and all-around decent person that Jack was. The Board also would like to thank Dwayne for all of his recruiting and HR efforts, which we believe resulted in our hiring the best man for the job. The Board shares Dwayne's enthusiasm: "I'm very excited about bringing Richard on board and having him team up with Craig. I think we will have a super team."

We welcome Ricky, and hope he stays with the Meadows for the long term.

*just to play!* The table held up well, and with careful handling by residents, we hope to get many more years of use from it. We also purchased two new rescue tubes (the red tubes the guards hold in their laps while on the guard stand) and an eye wash station, and had the underwater drain covers replaced, as is required every five years.

The only disappointments of the season were several trespassing incidents at the pool. The police informed us that if an individual is in the pool enclosure when the pool is closed, it is considered criminal trespass, and they **will** respond if called. You may use the 911 emergency number. A community-wide e-mail alert generated many responses from concerned residents; however, the perpetrator was never caught. A young man was discovered swimming at 7:30 one Sunday morning, but he quickly fled when confronted. Fortunately, no one was injured during these incidents but there was some property damage and the trespassing is troubling on many other levels. It appeared to abate on its own; however, if it occurs again next season, the Board is prepared to take firmer measures to apprehend and prosecute the perpetrators.

The pool season has now ended, and closing procedures are underway. A big thank-you to everyone who helped to make it another good pool season in the Meadows, especially Pool Committee Co-Chairs Erica and Edward Brown.

### **Observe recycling guidelines**

Once again, it looks like we need to send out a reminder about proper trash and recycling practices. One Court Chair recently told us that “it is becoming impossible to recycle glass, metal and plastic due to the barrels being stuffed full of paper bags or boxes.” Another comment we received was: “Recycling is really becoming a pain...with people who can’t or won’t pay attention to what is supposed to go into the barrels.”

For the record, paper and paper board (e.g., cereal boxes) should be placed in paper (not plastic) bags or tied with string and left on the ground, along with cardboard that has been broken down. For some reason, it often seems to be windy on Tuesday/Wednesday when recyclables are set out and collected, so please be sure your paper items are securely contained so as not to blow all over the place. Some people also find it disturbing to see recyclables put out with the trash, especially when it’s recycling day.

As far as trash goes, we have six-day-a-week pickup, so there is no excuse to have trash bags lying around at improper times. If it is obvious you have missed the pickup, please hold your bag until the next scheduled collection, or retrieve it if you put it out and it was not collected. Also, do not lean items against the light poles or court signs, especially large items placed out

**new editor needed**

## This issue of the Messenger was prepared for us in Texas!

Former editor Hannah Lipps and her family moved to Texas from the Meadows around the beginning of July when her husband received an exciting and unexpected job offer. We were very sorry to see such a nice family leave the community, but offer our congratulations and best wishes to all.

We need someone to step up and produce this important publication! If you are interested in volunteering for this vital position, please contact Board President John Thurber at (703) 998-8723 or [j.thurber@verizon.net](mailto:j.thurber@verizon.net).

The Messenger is one of the best ways for communicating with residents, and it is important that publication continues. If you have been thinking about how *you* can make a difference in *your* community, here is your chance!

for “Big Pickup” on the first Saturday of the month. Fortunately, most residents follow the rules, but we seem to have some chronic offenders. Please help us keep the village looking nice (and deter rodents) by following these easy rules, and remind any cleaning agency you employ that they must follow them, as well. Visit our website for complete rules.

### **You can help conserve water**

On May 1, 2014, the water rate increased to \$4.10 per 1,000 gallons of metered water consumption and the sewer rate increased to \$8.94 per 1,000 gallons. Water and sewer fees are the main source of revenue for the Utilities Fund, which pays for the operation and maintenance of the County’s water distribution and sewage collection systems and the water pollution control plant, as well as wholesale water purchases from the Washington Aqueduct, and funding to finance projects that maintain, upgrade and expand the County’s water, sewer and wastewater infrastructure. Each year, the County Board approves the water rate and a separate sanitary sewer rate. Both charges are based on the amount of water registered on the water meter that is adjacent to a residence or business, so there are no credits to sewer charges for water used for consumption or irrigation (or to fill the swimming pool!).

You can take some simple steps to save water and help lower our bill.

- Repair leaks in faucets, toilets and hoses
- Install more efficient water fixtures, such as aerators and low-volume toilets

- Run your clothes washer and dishwasher only when full
- Take shorter showers
- Turn off the water while you brush your teeth, shave, and shampoo your hair
- Avoid outside watering during the heat of the day.

Smaller uses of water add up quickly too, so try to get creative with ways to conserve. There are many more water-saving tips online and on our website. And don't forget – water usage affects your condo fees!

### **Keep storm drains clean**

Please do not dump ANYTHING into the storm drains, either on the property or in the street, and remind any contractors you employ not to do so. When renovation projects are approved, approval is contingent upon the contractor adhering to the “contractor guidelines,” which include a “no dumping” clause. Even so, the Board receives reports of that occurring, especially into the storm drains located in the rear common areas. One resident contacted the County and placed a “No Dumping” plaque on the storm drain behind her unit. Storm drains do not lead to wastewater treatment facilities, as many people assume, the way that sanitary sewer systems do. The purpose of these drains is to prevent flooding of streets by quickly transferring rainwater to natural bodies of water. This means that the pollutants that also go down those drains foul our waterways – streams, watersheds, rivers, lakes, bays and oceans. Contaminants include motor oil, detergents such as soap from washing your car, paint, fertilizer, pesticides, herbicides and pet waste tossed into the gutters. Dumping into storm drains is a criminal offense. Residents can report illegal dumping by contacting the Arlington County Police Department at (703) 558-2222.

### **B-Buildings receive new mailboxes**

It was an idea first broached some 20 years ago that finally came to fruition – new mailboxes in the B-buildings! B-building residents will no longer receive their mail folded, bent, crumpled,

torn, or otherwise destroyed as a result of the boxes being too small. After soliciting and comparing bids, the contractor selected was TrashMasters. The project began on June 16 and was completed July 3. Once the work was completed (under the watchful eye of our maintenance crew), TrashMasters returned to participate in a final inspection.

Many thanks to Chuck Edwards for organizing the key distribution, as well as to the following other volunteers: Frona Adelson, Debbie Diener, Kent and Jamie Duffy, Lisa Farbstein, Mary Ellen Finigan, Judi Garth, Javier Gil, Anne Gillis, Leigh McClure, Tracey McGovern, Julie and James Ray, Annette Rose, Joanne Scully, and Diane Thurber. This project really could not have gone more smoothly – the Board did not receive a single complaint! Not one! In addition to the mailboxes, all buildings now have new carpeting.

### **Condos prewired for extra phones**

Did you know that our condo units were pre-wired for extension telephones and extra lines during the conversion? A cable of eight pairs of twisted wire was strung around inside the walls and can be accessed behind a metal plate in the wall in many rooms. This means that it is not necessary to run phone cables on an outside wall between floors or along the baseboard of the stairs between floors when installing an extension phone or separate Verizon phone line on the second floor. You can also access this cable (with its multi-colored wires) in your basement behind the metal access panel over your electrical circuit breaker box. The condo conversion took place in the days before cable, so you won't find pre-wired Comcast cable strung in the walls across your unit. (Information provided by resident Victor Slabinski.)

### **Thanks to three volunteers**

We are pleased to announce that Megan Gonyea is the new Court Chair for Court 3 residents at 3329-3343 and 3373-3399 S. Stafford Street. Megan is new to the Meadows but not to the greater Fairlington community, as she is a former resident of the Mews. She volunteered to serve as Court Chair after having lived here for only about one month! Megan says she is “really looking forward to being involved with the court and helping out where [she] can,” and we are delighted to welcome her to the team.

Many thanks to Tracey McGovern, the former Court Chair for this area. Tracey is actually a resident of Court 8, but she stepped forward to help out when we didn't get any other volunteers after the previous Court Chair for those addresses

moved. And finally, thanks to Court 3 resident Denise Westrick, who assisted with distribution of recreation cards when one of the Court Chairs became unavailable to handle the task.

## Farmers' market update

The Arlington County Department of Parks and Recreation has determined that a farmers' market is an appropriate use of the open space adjacent to the South Fairlington Community Center. In its opinion, "the site's location, characteristics, context of the surrounding neighborhood, circulation and parking access appear to favorably support a farmers' market."

Details of the analysis of these and other factors are provided in a report found at [topics.arlingtonva.us/farmers-markets](http://topics.arlingtonva.us/farmers-markets). This determination does not take the place of the Special Exception Use Permit, which is the next step in the process. More information on the Special Exception Use Permit process may be found at [building.arlingtonva.us/project/use-permits](http://building.arlingtonva.us/project/use-permits).

## Reminders

- The Board asks residents to be proactive, by reporting such things as full gutters or burned out lights, and watching for mold in B-building basement common areas. Items in these

common areas should be stored neatly to allow for periodic inspections by the maintenance crew. Mold growth was discovered recently in two buildings, and remediation was *very* costly to the Association.

- Even if you didn't request a recreation card, you might want to provide your email address to your Court Chair. We have begun passing on messages to the residents through the Court Chairs via email, including those concerning the attempted abduction, vandalism, trespassing at the pool, and the pool summer events schedule (not all news is bad!)
- There are rules for the storage of PODS-type storage containers in the parking courts. Please refer to the website for a complete listing of all governing documents, and if you don't find the answer there, contact management or a member of the Board.

Respectfully submitted,

*John Thurber*

President

## Also happening around the village...

- NVM completed sidewalk concrete replacement in various locations throughout the community. The Board was pleased with the work, plus they did a good job restoring the lawns abutting the new panels.
- Middeldorf completed wood repairs and painting from last year's painting cycle, and began working in Courts 4, 5 and 6 in mid-August. The maintenance crew is making fence and gate repairs in these courts, as well. B&G has been considering exterior door colors, and the Board has approved the new slate of Colonial Williamsburg colors by Benjamin Moore. If you wish to change the color of your door during the painting cycle, you can view the color board at the maintenance shop. If you want to stick with the same color (say, red) there is no need to do anything; the "new" red color will be applied. An advance meeting was held with the contractor to review requirements and expectations.
- A small section of sewer line was replaced in Court 9, where roots invaded the interface of our pipe and the County's line in the street.
- Katchmark has been making numerous wood repairs throughout the village. Major wood repairs and small roofing projects are being done this year, and the next whole roof replacement will be scheduled for some time in 2015. The maintenance crew is also replacing a number of porch columns that have rotted (24 to date). New columns will be constructed of composite material.
- Work on the 2015 Budget is nearing completion.
- The Board president met with an engineer to discuss the Reserve Study.
- The Resale Packet has been updated, including the unit inspection form. Virginia law requires that this document be provided to the purchaser before signing a contract.
- Proposal from DMA Cleaning Services, Inc. has been renewed for the contract term August 1, 2014, through July 31, 2015, for cleaning the common areas of the B-buildings. The first nine new carpets were cleaned after the mailbox installation project was complete.
- Brick repairs are taking place in many locations (64 identified so far) to repair joints and re-lay loose pavers.
- The maintenance crew conducted a wholesale cleaning of the "bull pen," so we can no longer call it the "pig pen"! They did a great job, and now have a neat and organized outside work area.

# Building & Grounds Notes

by: Chuck Edwards and Judi Garth

There will be a small fall planting in November. The project is a result of resident requests and areas that need improvement. The committee will notify residents in those areas and ask them to water the new material. However, all residents should be aware of new shrubbery in their area, even if planted three or four years ago. The material will still need watering into the fall and winter especially if there is little or no rain/snow. If you see trees or plants that look droopy, please help protect our investments by watering them. This is a good way to be a part of the community.

## Watering instructions

Please water newly planted trees and shrubs one to two times weekly until it becomes too cold. Please remember that over-watering and/or light, frequent watering can damage the new planting material. It is best for the plant to let the water trickle slowly from the hose for 20 to 30 minutes or slowly pour a gallon of water at the base of the plant.

## 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, aerating and seeding the lawns and raking leaves three times in the fall.

## Tree work

The committee continues to monitor our trees for disease, trimming, and removal. We had to remove a large oak in Court 3 this summer. This was one of the original trees from the early days of Fairlington, but it did not survive the cold temperatures last winter. Arlington County maintains our street trees and replaces removed trees. The County continues to water any new street tree for two years by using gator bags which are attached to the trees and allows water to slowly soak the root systems. Please remember that trees are living things and need to be nurtured and protected. They should never be used for sign posts.

## Carpet and mailboxes

The carpet in the hallways of nine buildings was replaced in the summer of 2013. The remaining 18 buildings are scheduled

to have carpet replaced late this summer. In addition to this improvement, the mailboxes were replaced in June of this year. As stated in the News from the Board, this is a vast improvement for residents in these buildings. Thank-you to all who volunteered to help with the project. These residents are also listed in the News from the Board.

## New door colors

The Board of Directors has recently approved a new blue, tan, and green to replace the old blue, tan and green door color. If your doors are painted one of these colors, you will need to contact Craig at the shop to see the new colors. He has a paint board showing all five of the door colors including the black and the red which remain the same. If you would like to change the color of your front or back door, you will need to notify the Board. Contact Craig at 703-820-6799 or [fairlingtonmeadowsshop@gmail.com](mailto:fairlingtonmeadowsshop@gmail.com).

## Removal of fall patio debris

As you are pruning overgrown plants and throwing away dead summer plantings, please do not put debris outside your patio fence. It is not Craig's or Ricky'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 for trash pickup. In addition to this, remember that personal items are not to be stored outside the patio fence.

## Outdoor faucets

Before freezing temperatures begin, 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 expensive.

If you are interested in joining the Fairlington Meadows Buildings and Grounds Committee, please feel free to attend the October 1 or November 5 meeting. (There are no meetings in December or January.)

Meetings begin at 7:30 and last approximately one hour. All meetings are held on the first Wednesday of the month. Check the Messenger or the Meadows website for meeting places. Also feel free to contact Judi Garth ([judigarth@comcast.net](mailto:judigarth@comcast.net)) or Chuck Edwards ([c-d@comcast.net](mailto:c-d@comcast.net)) for meeting information, or if you have questions about landscaping.

# Tennis Season Ends

by: Ed Girovasi

**W**hen the leaves begin to turn, it is a reminder that another tennis season has come to an end. Reserved weekend play ended on Sunday, September 28, 2014. Play now reverts to off-season rules - what we observe as "Weekday" play during the summer months. Reserved weekend play will return on Saturday, May 2, 2015.

## Off-Season Rules

Court time is available on a first-come, first-served basis. Two players must be present to establish their place in line when waiting for a court. One player alone cannot hold a place in line. Before starting play, set the bulletin board clock to indicate your starting time and place your ID card (pool pass) in the corresponding holder. If you fail to indicate your starting time OR fail to display your ID card in the holder, you must vacate the court at the request of waiting players. After one hour (singles), you must vacate the court if others are waiting to play. Doubles play may

continue for two consecutive hours, provided that two residents have their ID cards on display.

## Court Maintenance

Our courts were resurfaced in June 2012 and they have held up very well. The Committee is working with the Board to schedule minor crack repairs under our 3-year warranty with Bishop's Tennis. The Board and the Committee appreciate the community's continued cooperation in protecting this significant 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, including use of the pool.

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

## Thinking about planting a tree or shrub in your patio? THINK SMALL!

Fall is the best time of the year to plant with cooler temperatures and more chance of rain. As you head off to the garden center to make your purchases, remember all things grow. As Chuck Edwards reminds us, the first year the new plant crawls, the second year it walks, the third year it runs, and the fourth year it's entering marathons!

There are many lovely dwarf trees and shrubs that will not get out of control. You will want to purchase trees and shrubs that can easily be pruned. Trees planted too close to the building and hanging over gutters cause problems by damaging the roofs and filling gutters with leaves, often causing water problems for the resident. These trees need to be cut back from buildings and gutters and if the tree is over 20 feet tall, professionals will need to be contacted at the owner's expense. Be careful to give shrubs plenty of room so they won't grow through the fence boards, causing damage.

Before you purchase any tree or shrub, ask for the size at full maturity called the specimen's habit. Small is better both financially and aesthetically. Please contact Chuck or Judi if you have questions about what is appropriate to plant in your patio.



# Pool Socials Draw New and Familiar Faces

by: Erica Brown and Victor Slabinski

This summer the pool committee hosted three social events, and a fourth event - the end of season Pool Games - held the last Sunday the pool was open.

Kicking off the beginning of summer was the ice cream social, where residents young and young at heart enjoyed classic ice cream flavors with sundry toppings brought by attendees. Committee members Erica Brown and Jamie Eckert scooped ice cream for two dozen people.

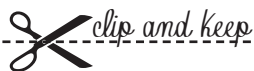
Later in June, Barbara Gomez and Liz Moores organized the wine and cheese event. Among the nearly 20 residents gathered on a lovely summer evening were five new residents and a few others who were spending their second summer in the Meadows.

In July, pizza was served at the pool. Committee member Tracey McGovern helped plan and coordinate the evening by purchasing drinks and supplies in advance. The event was less

attended than in past years, but plenty of pizza was consumed or brought home.

Victor Slabinski enthusiastically hosted the Meadows Pool Games event. Although the pool flyer announced this event as the "2nd annual games", Victor can recount several pool games events in years past. He noted that during the bicentennial year 1976, 1776 pennies were tossed in the pool for the penny toss. Victor first led a pool games event in July 2009 as part of a luau at the pool. The Pool Games were a fun way for the children to end the summer at the pool, and Victor's organizing efforts for the second year in a row were greatly appreciated. Event winners will be published in the next issue of the messenger.

Pool events are open to all residents and are free (or in the case of the pizza event, very reasonable.) They are a great way to meet new neighbors and enjoy the pool in a different way. Thank you again to all of the volunteers and committee members who helped to make the events successful.



## Fairlington Meadows Community Directory

For the most up-to-date information:  
[www.fairlington.org/meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)

### Board of Directors

**John Thurber**, President

**Mary Ellen Finigan**, First Vice President

**Lisa Farbstein**, Second Vice President

**Debbie Diener**, Treasurer

**Jacqueline Maguire**, Secretary

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

For board meeting notes, visit our website, see the bulletin board at the corner of the tennis court near the pool house, or contact Dwayne Frazier.

### Property Management

#### **Community Management Corporation**

4840 Westfields Boulevard, Suite 300  
Chantilly, VA 20151  
(703) 631-7200

**Richard Kuziomko**, Property Manager  
[rkuziomko@cmc-management.com](mailto:rkuziomko@cmc-management.com)

**Dwayne Frazier**, Portfolio Manager  
[dfrazier@cmc-management.com](mailto:dfrazier@cmc-management.com)

### Onsite Maintenance

**Craig Robbins**, Maintenance Manager  
(703) 820-6799

**Ricky Henderson**, Maintenance Assistant

### Towing Requests

#### **A-1 Towing of Northern Virginia**

Tel: (703) 979-2110 or (703) 416-0710