

meadows

Messenger

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News From the Board

by: John Thurber

The **ANNUAL MEETING OF THE COUNCIL OF CO-OWNERS** will be held on **WEDNESDAY OCTOBER 28th** 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**. That way, if you miss the meeting, your vote will still be counted. If you attend the meeting, your proxy will be replaced by your personal vote. Thanks to those individuals who returned their "advance proxy" forms with their applications for recreation cards. We hope to see you on the 28th, the Annual Meeting is your opportunity to meet your Board of Directors and Portfolio Manager, as well as to mingle with your neighbors and hear the Board President's "State of the Association" message.

**ANNUAL
MEETING
OCTOBER
28th!**

We hope everyone has had a pleasant summer. Although we may have been able to get away individually, the Board as a group doesn't take the summer off, and things have been plenty busy in the Meadows. First off, the Board is very pleased to announce that we have a new Board member. Pursuant to Fairlington Meadows Bylaws, Article IV, Section 5, the Board has appointed Bill Russell to fill a vacancy on the Board of Directors until the time of the Annual Meeting, when he may be nominated and elected to serve a full three-year term of office. Bill has lived in the Meadows since 2008, along with his wife, Michele. Each previously resided elsewhere in Fairlington, with Bill going back to 1979. He already has been active in the Fairlington community, having served on the Board of the FCA, and as a member of the Fairlington Community Emergency Response Team (CERT).

**COURT CHAIR STILL
NEEDED FOR COURT
13!**

See Page 5 for
Details!

Raised and educated in Alexandria, he attended the University of Tennessee for undergrad, then law school at the University of North Carolina. He is active in several technology start-ups and previously worked for the Department of Defense, as well as in the Senior Executive Service at the Federal Communications Commission, and as a Reserve Disaster Assistance Officer at FEMA. His community involvement at the State level includes service as a member of the Virginia Public Telecommunications Board, and member and Vice Chairman of the Virginia Public Broadcasting Board. Bill is completing the unexpired term of former Board member Debbie Diener, who recently stepped down for personal reasons. We would like to thank Debbie very much for her tremendous contributions during both this most recent, and a previous Board term. The community was lucky to have had her back, as she was an excellent and thoughtful member of the team. We are now happy to be working with Bill, who already has rolled up his sleeves and is participating fully in the Board's work. Welcome aboard, Bill!

OUTSIDE BURNINGS IN THE MEADOWS:

Since June 9, there have been a number of incidents of outside burnings, including the bulletin board adjacent to the tennis courts, a pile of household goods awaiting collection by Capitol, the stairs inside a B-building, a fence, and two trash cans. In each case the fire department was notified, and responded immediately. The Board has sent out Homeowner Link emergency

notifications to residents, alerting them to these incidents. If you are not signed up to receive these notifications, the form is on our website; there is no charge to subscribe. The Board is assisting the police and the Fire Marshal, who are investigating the incidents. As this is an ongoing investigation, the release of specific detailed information is limited. Please, if you notice suspicious activity of any kind in the village, contact the authorities immediately – remember, if you see something, say something. Contact numbers are: police non-emergency: (703) 558-2222; police/fire emergency: 911; Fire Prevention Office (not staffed 24/7): (703) 228-4644. To report information anonymously, contact Arlington County Crime Solvers at 866.411.TIPS (8477). Callers who provide information leading to an arrest are eligible for a cash reward of up to \$1,000.00. Finally, please be sure you have working smoke detectors in your home and one or more fire extinguishers.

POOL WRAP-UP:

On both May 16 and May 22, we held pool pre-opening work parties in order to wrap up the last-remaining jobs. The individuals who assisted were Jamie Eckert, Chuck Edwards, Mary Ellen Finigan, Javier Gil, Annette Rose, Bill Russell, John and Diane Thurber, and lifeguards Kyron Rabsatt, Andjela Sarenac and Nick Blank. Javier donated the netting to prevent errant table tennis balls from escaping through the fence. We were fortunate to have Kyron back this summer; he and Shalima Pusey did a great job keeping the pool clean, safe, and inviting, so much so, in fact, that the Meadows Pool was selected by Community Pool Service as one of their “Pools of the Month” for August!

The Board (and everyone, we hope) was very appreciative of the work done by this year’s Pool Committee – Jamie Eckert, Erica Brown and Tracey McGovern – all of whom served last year, as well. One of their new ideas this year was TGIF wine socials. These once-a-month gatherings were a lot of fun; they provided a relaxing start to the weekend, and a chance to meet some new folks. The Ice Cream Social was a big hit, as was the pizza party, and we concluded the summer with a luau party that was thoroughly enjoyed by all. We had a long pool season this year, with an early Memorial Day and late Labor Day. Although there were a few unfortunate issues, there were no serious injuries, and because safety is our number one goal, we consider that overall we had a very successful pool season. Pool closing procedures will soon get underway.

MAINTENANCE ITEMS:

- This year’s full roof replacement was an asbestos roof in Court 6. Unfortunately, during the course of the work, rain entered some of the units, but we are happy to report that Katchmark was very responsive and worked with the residents to repair any damage and to reimburse them for a few lost items. Craig and a Katchmark representative recently conducted an up-close examination and evaluation of several roofs believed to be in the worst condition. Their report will help the Board determine which are candidates for

replacement over the next three or four years.

- Please report burned out sidewalk lights to either Dwayne Frazier or the maintenance crew. Do not attempt to make any repairs yourself (replacing bulbs, straightening chimneys), as we have had some breakage by well-meaning residents, and parts for these old lights are getting hard to come by.

- Fence, gate, and other wood repairs are well underway in Courts 7, 8, 9 and 10, in preparation for painting in the fall. Work is expected to begin the second or third week of September. Residents in the affected courts will soon be receiving advance notice on how to prepare for painting, which includes removal of storm windows.

-The maintenance crew rebuilt the bulletin board that was destroyed by fire.

- An inspection of all porches was conducted in early July, and repair of bricks and/or mortar will be made in forty-seven locations.

- Pothole repairs will be made in the lots of Courts 7 and 9, as well as a small patch in Court 8. While the contract was signed back in early July, the job was considered so small that only one contractor agreed to bid, and they are booked until after Labor Day, so that is when the work will be done.

- The maintenance crew installed two vents in the pool pump room for increased ventilation. They tied in to the existing attic vents so we wouldn’t have to put any additional holes in the building.

- For some time now, we have been upgrading to larger size gutters and downspouts when repairs are made. This has helped remove water from the roofs more quickly and efficiently. When considering recent proposals for either a full or partial gutter replacement, the Board decided on full replacement, although the cost was nearly double. The main reason for a full replacement is to avoid future rework and leaks. Partial replacement would have meant jury-rigging to connect two different size gutters (the current 5” and the new 6”), and that seam would have been a weak spot that would likely separate and cause more leaks when snow or ice built up. Aesthetics was also a consideration, as the work would have not looked as good or professional, and would therefore detract from the appearance of the building. The building now sports a full, seamless replacement.

- In early August, the Board approved more than a dozen proposals for preventive roof maintenance and repairs, including many for porches. Record amounts of rain this spring and summer revealed many areas of rotted wood and missing slates that were causing leaks. Craig worked very closely with Katchmark to prepare these proposals, and took photos of the problem areas for his files. We are constantly assessing and re-assessing the condition of our roofs and making needed repairs in order to stay ahead of any problems; however, it is simply a reality that roofs, at some point, may leak. If you suspect that you have a roof leak, please report it to the maintenance crew or to Dwayne Frazier immediately.

- The contract with DMA for twice-weekly cleaning of the B-buildings has been renewed.

- We have long considered Capitol Services, our trash and recycling hauler, one of our most reliable and efficient

contractors, but they really proved themselves when they returned on a Sunday (!) to complete the August "Big Pickup." We couldn't believe our ears when we heard the truck rolling through the village on August 2. This was definitely "above and beyond" and much appreciated.

COMCAST:

Ordinarily, the Board doesn't openly share emails it receives from residents; however, in this case we'd like to make an exception, simply because the Board has been so grateful to resident and B&G member Victor Slabinski for all his work with Comcast. It's heartening when the hard work of our volunteers gets such positive results and acknowledgment from the residents.

April 23, 2015:

Resident: Good thing I'm working at home today. Two very nice Comcast technicians just knocked on my door. They're making the changes requested by the Board and are removing the cables in the fence and putting in a new one by making a small trench to bury it. If memory serves me, this is one of the changes Victor has been trying to get Comcast to make. Just wanted to let you know.

Board reply: Hi. That's Victor's amazing dedication.

Resident (later): All done and done very nicely! The old cable lines are gone and the new one is buried. They were very fast and you wouldn't know there was a trench unless you'd been told. Tell Victor "thanks!" and that his tenacity has paid off.

We have been informed by Victor that, in fact, the installer does not bury cable because Comcast wants to enclose it within

conduit tubes. Ideally, upon completing the job, the installer will notify Comcast about new cable needing burial, but some will tell you that it is your responsibility. If you find that to be the case, please inform Walter Johnson at (202) 815-7510, and provide him with the name of the installer. Also, if you are not a Comcast customer and there are abandoned lines attached to your unit, please let Mr. Johnson know, and they will be removed. ***We again want to remind residents that in 2008 the Association reached an agreement with Comcast concerning the proper installation and maintenance of cable in the village. That document is easily accessed on the Association's website, and should be shared with any installer for a new hook-up or when other maintenance is performed, and BEFORE the work is begun.***

WATER RATES RISE AGAIN:

Mother Nature did us a valuable service throughout spring and summer by providing plenty of rainwater for our landscaping and gardens. This was most appreciated; since water and sewer rates rose yet again back on May 1. The current water rate increased to \$4.21 per 1,000 gallons of metered water consumption, and the sewer rate to \$9.06 per 1,000 gallons. There are no adjustments in sewer rates for water that doesn't go down the drain – i.e., for irrigation, drinking, etc. – including for when we fill the pool. We continue to encourage residents to conserve wherever possible. We all know the "usual" steps that are recommended – repair leaky faucets, toilets and hoses; install more efficient water fixtures; run your clothes washer and dishwasher only when full; take shorter showers; turn off the water while you brush your teeth and shave – and while those are all good ideas, try to think of even more ways

TENNIS SEASON ENDS by Ed Girovasi

When 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 27, 2015. 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 7, 2016.

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.

REMINDER

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 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.

you can conserve throughout the day. Check out the two watering and water conservation documents on the Association's website for information and other ideas. Water and Sewer is one of our largest Budget items – remember that every penny spent by the Association comes directly from YOUR condo fees!

SOME GENERAL REMINDERS:

- Pets must be leashed at all times when in the common areas, even walking from residence to vehicle. Back in June, a resident reported that she and her six-year-old son were frightened by an off-leash dog near the playground as they walked home from the pool. Reportedly, the dog ran up to the pair and barked and growled until it was eventually retrieved by its owner. Other parents also have reported dogs running loose in the playground and in the area of the basketball court, and the Board has received reports of residents being charged by loose dogs. Despite the sad story in the last Messenger about an on-leash dog being killed by an off-leash dog, and the subsequent euthanization of the pet off-leash, some residents continue to allow their pets to run free. To those residents, we again ask that you not put your neighbors and even your own pet at risk by allowing this, and to avail yourselves instead of any of the three off-leash dog parks in Arlington, one located right here in Fairlington. The July issue of the All-Fairlington Bulletin (easily accessible online) contained a thorough and informative article on the presentation at the June 10 FCA meeting by Alice Burton, Chief Animal Control Officer of the Animal Welfare League of Arlington. It's worth a read by anyone interested in this topic.
- Our Bylaws prohibit dogs being tied to stakes in the common areas. This occurred on two separate occasions within a week's time.
- Please do not drop "poop bags" randomly while you are out walking your pet. Solid waste should be disposed of properly – i.e., in common area trash cans, or at your own home – and never in the storm sewers.
- Residents may not perform vehicle maintenance of any kind in the parking lots.
- Personal items such as sidewalk lights may not be placed in the common areas. They can present a tripping hazard and also interfere with the mowers. Also, items such as bicycles and toys should not be stored in the bushes. Again, this interferes with the work of the landscaping crews, and items tossed into the bushes can break branches. Please keep these items inside your unit or patio.
- Do not snap off branches on trees and bushes that you think may be dead. We have a tree contractor who will take care of any dead branches in the proper manner. If you have such a concern, please report it to the B&G Committee.
- Place your trash out at the proper times only, and in securely-tied plastic bags, never in open paper bags.
- Big Pickup occurs the first Saturday of the month, at the curb. It's OK to put your items out on Friday but please, not Wednesday or Thursday, and do not lean items up against the court signs.
- Remember that owners will be held responsible for damage done by their contractors. One of the new B-building carpets has

been irreparably damaged because a contractor did not cover it, as required by the contractor guidelines. The carpet will have to be replaced, at the sole expense of the homeowner.

- When calling or emailing management, the maintenance crew or the Board, please be respectful. No one appreciates receiving a communication that is mean, sarcastic or condescending.

OTHER ITEMS OF INTEREST:

- County workers cleaning out the storm drain in the center of 35th Street reported that it was loaded with mulch. Hopefully, removing the blockage (which looked like no small job) will help with drainage issues in the parking lots.
- At least one resident's cable line was cut because it was lying above ground and the mowers rode over it. It may be difficult for the landscaping crew to see cable lying in the grass, so residents may want to be sure that their lines are properly buried. See previous Comcast paragraph for information on whom to call.
- The weekly Sunday Farmers Market appears to be quite popular. The Board extends its thanks to the market managers for their efforts to keep on-street parking available for residents and to control litter in the area, two issues that were of concern, particularly by residents living directly across from the FCC. The Board has received no complaints, so we assume that those residents feel things are going well.
- June 1 was the one-year anniversary of our Maintenance Assistant, Ricky Henderson! Craig and Ricky have been a great team. In fact, here's a direct quote from a satisfied customer: "Craig and his assistant came by on Friday afternoon and met with me. Very quick response to my inquiry. They were able to easily assess the issue, and were very helpful. Good onsite team you have working for you." We can't tell you how much the Board appreciates receiving emails like this! Thanks to the resident who sent it – we're sure you recognize your own kind words. Ricky did a great job "flying solo" while Craig was on vacation back in July.
- One of our regular contractors replaced the service rep for the Meadows because they wanted to offer us someone more qualified. How's that for the Board insisting on high standards and looking out for residents' best interests?

Best wishes to all our residents from your Board, as we begin heading into fall, yet another beautiful season here in the Meadows.

Respectfully submitted,

John Thurber, Board President

ANNUAL MEETING ON OCTOBER 28th at the Fairlington Community Center! Registration at 6:30, meeting begins at 7:00.

COURT CHAIR NEWS

NEW COURT CHAIRS IN COURTS 3 and 6:

Many thanks to Julie Ray for volunteering to serve as Court Chair for half of Court 3. Due to its size, Court 3 has two Court Chairs, and the addresses in Julie's section include 3345-3371 S. Stafford (Units 435-460). Julie and her husband, James Muguira, have lived in Court 3 at 3395 B-1, since 2003, and are very happy there, along with their adopted cat. Those who live nearby may know 19-year-old "Henry Cat," a black and white long-hair domestic, who has had several owners in Court 3 since coming here in 2004. Julie's neighbors can reach her at (703) 379-4202. She is taking the reins from Daniel Lazenby, who served in this position for many years, so thank you, Daniel.

Thanks also to Mabel Clary, who will now be serving as Court Chair in Court 6. Mabel is a retiree and has lived in the community since 1984, at 3463A S. Stafford. Residents can reach her at (703) 379-0508 or mabel.clary@verizon.net. Mabel is taking over for Kent Duffy. Kent has a busy work and travel schedule, and as many of you know, he is also a member of the FCA Board. He continues to serve the community at large, and we thank him for his service to the Meadows.

COURT CHAIR STILL NEEDED FOR COURT 13!

A Court Chair is still needed for Court 13. We would like to get this position filled before it comes time to canvass for proxies in advance of the Annual Meeting in October. The other jobs of the Court Chair include greeting new residents and giving them a copy of the Welcome Packet, issuing Recreation Cards (already done for this year!) and forwarding via group email the occasional memo or flier. Serving as Court Chair does not involve a huge time commitment, but it is an important job and a great way to serve the community and to meet your neighbors. If you would like to learn more about this volunteer opportunity (without any commitment, I promise), please contact Diane Thurber at (703) 998-8723 or j.thurber@verizon.net. It really is important that each Court has a representative, and we hope someone will step forward soon, as this is our third request. Thanks!

Personal Items Not Permitted In Common Areas

Chairs, toys, sidewalk lanterns violate Meadows by-laws

As a resident of a shared condominium property, it is important to remember that common areas are not the same as the front yard of a private single-family home. The common areas include the lawns/courtyards, swimming pool, basketball court, tennis courts, and playground. Our condominium by-laws do not permit residents to place personal property in common areas. If you have placed chairs, toys, bicycles, sidewalk lanterns or other personal property on the lawn or in the shrubbery, please remove them.

This prohibition serves an important purpose. It not only preserves our common areas for the enjoyment of all residents, but also protects our landscaping. Storing bicycles, tricycles, toys and other items in the shrubs next to buildings damages the plantings—sometimes because the items are continually being tossed against the shrubs and sometimes because residents snap limbs and step on branches when they are storing or retrieving their personal items. Chairs placed in common areas discourage other residents from equal use of the lawns because residents perceive them as "staking out" an area for use only by the owners of the chairs. Additionally, placing personal chairs in common areas impacts the aesthetics of the courtyards.

Please keep in mind that chairs and toys left in the common areas of courts can be removed and disposed of by the Meadows.

Our by-laws specifically state that: "No bicycles, baby carriages, toys or other personal property (i.e. lawn chairs, sidewalk lanterns) may be left unattended on sidewalks, lawns or porches, or in the hallways or on the stairs of B-buildings, or elsewhere in any common areas." The bylaws go on to state that: "The Board may require the removal of any article which, in its judgment, constitutes a hazard or violation of this section." See the Resident's Manual Bylaws of Fairlington Meadows, Appendix A, Article VII, Section 9, page 7, available online at: <http://www.fairlington.org/MeadowsDocuments.htm#handbook>.

Please remember that, upon purchasing or renting a unit in the Meadows, we all agreed to adhere to the by-laws and rules of conduct. Should you need any further clarification of the by-laws please contact Dwayne Frazier. Mr. Frazier can be reached at dfrazier@cmc-management.com.

Buildings and Grounds Update by Chuck Edwards and Judy Garth

Fall Planting - The committee is planning a small fall planting of shrubs and trees. We lost several trees this year to disease, and they will be replaced as part of the planting program. If you have a landscaping request for this fall please email Chuck (c-d@comcast.net) or Judi (judigarth@comcast.net).

Watering: Please help new plant material to survive if there is little or no rain/snow this fall and winter. Just place a hose at the base and allow a slow flow of water to soak the root system. This should take about twenty minutes. During the winter when it's not freezing, soak with a couple of gallons of water. If you see any shrub or tree that needs water please help protect our investments by watering them.

Kudos to Bill McMeans who enjoys the pool everyday. Each summer Bill volunteers to water our plants around the pool, especially the pots at the entrance. Thank you, Bill, for your help in keeping the pool area looking great every summer.

Groundwork – During the fall months, Somerset, our grounds contractor, will be preparing our lawns and beds for winter. For the lawns this will include, lawn fertilization and aeration, and seeding of bare and thin areas. Somerset will also prune the ornamental trees, give the shrubs a final trimming and complete 3 leaf removals. They will continue with the weekly or as needed mowing, edging and weeding.

Rules of Conduct - A reminder to residents of two sections in the Rules of Conduct that fall under the responsibility of the B&G committee. The first is Section 7, Patios, part (a) which states: "The interior of the patios must be kept free of high weeds, trash, and any odorous or unsightly objects that would constitute

a hazard or nuisance. If this occurs, and after due notice to the unit's residents and owner no action is taken, the Board may cause the offensive objects to be removed and disposed of, at the sole expense of the unit owner." We are also concerned with trees and shrubbery that hit the patio fence, the building and/or roof, causing damage. All of us should understand that the appearance of our patios affects our neighbors and that vegetation that damages any structure results in an expense for all of us.

Patio Debris - As residents are pruning and cleaning up patios for winter, please remember to put all patio debris out front for the regular trash pickup. It is not Craig's or Ricky's responsibility to throw away your trash. All trash including prunings need to be contained in bags.

No Lawn Decorations – Please check Article VII, Section 9 in the Rules of Conduct regarding personal items in the flower beds.

These rules are designed to protect the entire community by keeping a uniform appearance throughout.

B&G Committee Meetings – The Committee meets on the first Wednesday of most months and interested residents are welcome to attend. No gardening experience required. The meetings begin at 7:30 pm and last one hour. Please contact Judi or Chuck for information as to where the meeting will be held.

The next meeting will be on:

November 4

No meetings in December or February

Community Directory

For the most up-to-date information:
www.fairlington.org/meadowsindex.htm

Board of Directors

John Thurber, President
Mary Ellen Finigan, First Vice President
Lisa Farbstein, Second Vice President
Jacqueline Maguire, Secretary
Bill Russell, Treasurer

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

For Board meeting minutes, 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

Dwayne Frazier, Portfolio Manager
dfrazier@cmc-management.com

Onsite Maintenance

Craig Robbins, Maintenance Manager
Ricky Henderson, Maintenance Assistant
(703) 820-6799

Towing Requests

A-1 Towing of Northern Virginia
Tel: (703) 979-2110 or (703) 416-0710