

meadows

Messenger

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

In this Issue

Tennis News
Page 3

FIOS Update
Page 5

Pool Wrap-up
Page 5

Buildings & Grounds
Update Page 7

Mosquito Management
Page 7

Winter Spigot Prep
Page 8

Website Provides
Current Information

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

**ANNUAL
MEETING
OCTOBER
18**

News From the Board

by: John Thurber

After experiencing the warmest summer on record (phew!), we now usher in a new season, and along with it, another full agenda of projects to be completed throughout the village. First and foremost, though, we want to remind residents about the **ANNUAL MEETING OF THE COUNCIL OF CO-OWNERS**, which is scheduled for **TUESDAY, OCTOBER 18**, at the South Fairlington Community Center, 3308 S. Stafford Street. Registration will begin at 6:30 p.m., and the meeting will commence 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. 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, so we hope to see you on the 18th!

We are planning to do a full roof replacement this fall, and once the Board decides which roof it will be, affected residents will be notified. A resident contacted the Board recently to say that he was selling his unit; his potential buyer had expressed concern about the appearance of the roof, and he wanted to know when it was going to be replaced. Roofs are not replaced on the basis of looks. The policy is, and will continue to be, "worst first." The roofs are constantly being inspected and re-evaluated, and priorities can shift. If a roof can no longer be made watertight with repairs, or if the tiles have become so fragile that attempted repairs just lead to even more breakage, then that roof will be considered for replacement, not simply because it may be unattractive. We budget annually for one full replacement, one major repair, and lots of general repairs, including woodwork, gutters and downspouts, and missing or broken slate.

Courts 1, 2, 11, 12 and 13 are included in this year's painting cycle, which we expect to begin in late September/early October. Residents in the affected courts will receive advance notification. Patios should be maintained in a condition that allows for painting and other needed maintenance to be performed.

Concrete and brick repairs have been made in several areas of the village. Thirty-nine individual sidewalk panels were replaced, and brick work was done in two locations. The contractor was able to fit in repairs to the areas around the pool prior to opening weekend, but the remainder of the work had to be rescheduled because of rain. We were relieved to

Lost and Found at the Meadows Shop

Note from Craig Robbins: There is a lost and found at the shop. At this time there are a couple pairs of glasses, a pair of children's sunglasses, two watches, and a ring. If anyone needs to get his/her items or wants to see if any of these items belong to him/her, call Craig at the shop (703) 820-6799 and leave a message. He will meet you.

receive an email from Craig saying that no one had written their name in the new panels or otherwise defaced them. As you can probably guess, contractors do not re-do spoiled work out of the goodness of their hearts, so thank you, everyone! The contractor did a good job with the sidewalk panel “forms,” and didn’t cause too much damage to the adjacent lawn areas; also, the surfaces were brushed out nicely, and they taped and staked off the areas properly. In conjunction with the work near the little bridge adjacent to the pool, Craig and Ricky installed a new 30’ section of underground pipe, which has helped with drainage in that area. Apologies to the residents who had their parking spaces usurped by the sidewalk contractor, and thank you for being so cool about it. Due to the concrete work having to be rescheduled, we ended up with both sidewalk and parking lot contractors here on the same date, which certainly kept Craig and Ricky hopping. In addition to these two contracts, they also were monitoring repairs in connection with an underground electrical outage.

The weather gods were smiling on us August 1, 2 and 3, when we completed the parking lot restriping. At times the skies looked a little iffy, but no rain, and the project ended up going off without a hitch. Thanks to the Court Chairs for disseminating notices to their residents, and also to you, the residents, for your cooperation in moving vehicles out of the lots by the prescribed time. We were required by the contract to have a tow truck on standby, but we are happy to say that it was not needed. Previous to the restriping, Dominion Paving & Sealing completed 12,000 linear feet of crack sealing in the lots. Six towing signs were replaced because letters were peeling off or they were severely bent. A-1 provides the signs at no cost to the Association.

The Board recently renewed our contract with Capitol Services for trash removal and recycling. When discussing the renewal, one Board member commented: “I absolutely vote yes on this contract. This company is extremely reliable and their crews are customer friendly.” Additionally, our Portfolio Manager referred to them as “loyal,” and added that his dealings with them have been “very professional and responsive to any questions or concerns the community has encountered.” Their crews do indeed work very hard, usually hurrying (and often running) to collect and pile up the bags so they can make a quick entrance and exit with the truck. They are also very good at picking up items that have been strewn about when squirrels and crows tear into the bags. The four main provisions of the contract are:

1. Trash is collected six days a week, Monday through Saturday. If a holiday falls on a trash pickup day, the trash will be picked up on the next regularly scheduled pickup day. If a holiday falls on a recycling day, recycling will be collected along with the regular trash on the next scheduled trash pickup day. Recognized holidays are New Year’s Day, Thanksgiving, and Christmas.
2. All trash should be securely tied in plastic bags. Household trash that cannot fit into bags will be collected on the first Saturday of each month at the curb.
3. Contractor will not collect dead animals, oil, paint, batteries, construction materials, manure, tree

stumps, dirt, stones, rocks, concrete, bricks, poisons, dangerous acids, caustics, explosives, and other dangerous materials.

4. Christmas trees will be picked up at the curb on Tuesdays and Thursdays of the first two weeks in January.

Please do not place trash out in the evenings, or on Sunday. If you miss the pickup, please hold onto your bag until the next scheduled collection day. Additional recycling bins have been placed at the basketball and tennis courts, pursuant to a new recycling directive by the County that went into effect this year. The bins are clearly marked, and should be used for recyclable materials only, not trash.

IMPORTANT REMINDER: We wish to remind owners and tenants of the restrictions on the installation and operation of sump pumps. First, no sump pumps should be installed without an Arlington County permit and advance approval of the Board of Directors. Sump pumps and like electrical equipment, should especially never be installed in Meadows common or limited common areas without the express written consent of the Board. Waterproofing contractors need to be reminded that digging up exterior wall surfaces, penetrating wall or floor areas, and installing drainage systems, electrical outlets, and/or sump pumps requires permission from the Association and most likely Arlington County (check the County website for specific guidelines). Please know that the ultimate responsibility for compliance rests with the homeowner, not the contractor. These can be expensive systems, and if they are installed in common areas – general or limited – it may result in their having to be removed, at the owner’s sole expense. One of the Board’s main concerns is safety, and the two natural elements mixed in these systems are water and electricity. Do not endanger yourself, your family, tenants, guests, and employees and contractors of the Association who may be working around these systems (not to mention the building itself).

Also, sump pumps may not always be the answer to a homeowner’s water issues. Sometimes the problem can be remedied by simply regrading the ground around the unit; there may be a crack or hole in the foundation that needs to be sealed, revealed by removing the paneling; some units have drain pipes behind the walls that were simply cut off during the 1970s renovation, and never sealed properly, thus creating a conduit for water to enter. All of these remedies should be considered when evaluating the need for water abatement inside a unit. Owners or tenants who experience water problems are advised to immediately notify Craig Robbins, our on-site Maintenance Manager, at 703.820.6799 so that he can determine the source of any ongoing water issues. Once that information is in hand, we can better determine whose responsibility it is and work with the owner on an acceptable course of action.

For further information: <http://building.arlingtonva.us/project/waterproofing-basement/>

(continued on next page)

POOL:

Many thanks to the Pool Committee for an excellent pool season! Members of the Committee were Jamie Eckert, Tracey McGovern, Erica Brown, Lyn Famiglietti and Peggy Gregory, and Director John Sitton, who serves as Board/Pool Committee Liaison. The group met regularly to discuss pool-related issues, and took turns being “on call” for the week. Tracey and Erica attended the Board’s August meeting to discuss ideas for next season. Thanks also to the Court Chairs for handling distribution of recreation cards in their respective courts, and to resident Jennifer Lightbody, for stepping in to help when one of the Court Chairs was unavailable. We would like to say a second, special “thank you” to Jamie Eckert. Jamie moved to the Meadows in 2012, and joined the Pool Committee the next year, serving as Chair for almost two years. We learned earlier in the summer that she had been accepted to medical school in her home state of Ohio and, although she had to leave mid-season, she continued with her duties even after she had moved, sending a few final emails from her new home. Jamie played water polo in college, and anyone who recently watched that (gold medal!) sport in the Olympics knows the level of athleticism required. She also had been a lifeguard, so she could totally identify with what’s involved with the job. It was nice to get to know Jamie during her time here, and we wish her much success with her studies, and best of luck in the future. Tracey has kindly taken over as Chair.

Going all the way back to the beginning, when the pool cover was removed, the bottom of the main pool was black (the baby pool was fine). The water itself was clear, but the bottom was covered with what was believed to be dead algae (and one poor squirrel). We were informed that this same problem occurred with other pools, as well. It was speculated that, because of the unusually warm early winter, there was significant algae growth, which was subsequently

killed off by the colder temperatures in December and January. We tried to think of a way of cleaning the pool without having to empty it, but decided that chemicals and filtering would not do the trick. As much as we hate to drain the pool, there did not seem to be a practical alternative, so the pool was emptied, and CPS completed some cosmetic work and power washing. While we do not believe that CPS was responsible, as they did add winterizing chemicals to the water last fall prior to replacing the cover, as a gesture of good faith, they generously offered to provide all the chemicals and first aid and test kits that were needed for spring opening at no cost to the Association, as well as an additional round of chemicals upon closing. This was a “wash,” as it were, but it took the sting out of having to pay for the water to refill the pool. Once the pool was refilled, the needed chemicals were applied right away so we were able to get the filter system up and running.

We only had to make one small repair this year: toward the end of the season, a routine inspection revealed a steady leak coming from the discharge pipe on the wading pool pump. The problem wasn’t bad enough to warrant shutting down the wading pool, but we did address it immediately and made the necessary repair. Over the course of the summer, the Board received “field reports” prepared by CPS’s area manager, which included information on the following: guard performance, chemical readings, safety evaluation (“AED, rescue tube, backboard, first aid kit, bloodborne pathogen kit, and hazmat kit all present and in working order”) pool cleanliness (“crystal clear” water), pool operations (backwashing, calibrating chemical controller, water levels, cleanliness of hair and lint filters, whether patron entry procedures were followed), and completion of tasks (vacuuming, cleaning tiles, emptying skimmer baskets, a clear and clean deck, trash cans not overflowing, furniture neatly arranged). Each time, the

(continued on next page)

TENNIS NEWS 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, October 1, 2016. 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 6, 2017.

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. Minor crack repairs were completed under warranty earlier this year. 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.

guards received an “overall cleanliness grade” of Excellent. We agree that Shalima and Carlington did a great job keeping the pool and enclosure clean and inviting, and they even earned “Pool of the Month” in August. We were also pleased that there were no serious injuries and that no umbrellas or chair straps were broken this year, so all-in-all a very successful season! Closing procedures are now underway.

MAINTENANCE ITEMS:

Craig and Ricky are frequently seen walking, driving, or tooling around on their tractor, performing all sorts of maintenance tasks. They keep a watchful eye on everything that goes on; they oversee all contractors and double-check their work, and they take care of the property like it was their own. They send photos of ongoing projects or problems to the Board, saving time and effort; this also keeps the Board well informed and cuts down on the time it takes for the Board to respond. Craig and Ricky also save us money by taking initiative, reporting problems they notice and offering solutions, and conducting online searches for products, including for pool parts and accessories. Here are just some of the projects they recently completed:

- repaired the base under the brick walkway behind Court 2, and installed a nice, solid wooden handrail at the step there, which they stained the same color as the fences
- patched surface cracks on the basketball court with sealer/filler, then applied a topcoat
- repaired window sills and moldings in advance of the painting cycle, including replacing rotten wood and repairing caulking that has pulled away from the bricks, thereby helping to eliminate the chance of water infiltration
- straightened out tilted light poles
- gently power-washed tennis courts to remove green/black algae as well as dirt and grime around the perimeter
- repaired leaking water fountain at pool
- repaired underground electrical outage involving lighting around pool
- repaired inside of lockers in the guard room
- painted a hopscotch outline in a corner of the basketball court
- made a cornhole game (which was a big hit!) for residents to enjoy at the pool
- ordered and assembled the nice new picnic table at the playground
- prepared a list of needed sidewalk repairs for County sidewalks
- replaced the multiple lights in the shop with an overhead fixture to save on the electric bill
- maintenance and repairs needed at the pool, before, during and after the season

So, as you can see, the guys keep plenty busy during the day! Also remember: if you see something, say something! Please report any of these items to our maintenance team at (703) 820-6799 or fairlingtonmeadowsshop@gmail.com:

- Burned out bulbs on B-building porches or interior hallways
- Burned out sidewalk lights
- Mold in B-building basements

- Missing or downed roof slates
- Loose bricks on porches
- Needed fence and gate repairs
- Uneven sidewalk panels
- Fallen gutters and disconnected downspouts
- Shutters that have blown off
- Broken covers for sewer line clean-outs
- Problems with porch posts

OTHER MAINTENANCE:

- Our contract with DMA for cleaning the B-buildings was renewed for one year.
- B-building carpets were cleaned in July. This is done every year to both clean and help preserve the carpets.
- When he went to replace a light bulb in a B-building, Craig noticed that the new carpet was unraveling at the door, but no one had reported it. Again, please call the shop to report such maintenance issues. As much as we try to stay on top of things, this is a big property, and your letting us know when something needs attention will get it done that much faster and possibly even save us money if we can take care of it before it gets worse. Also, an item may be covered by warranty (such as this carpet), but not so if we wait too long to report it.
- The HVAC system servicing the maintenance office and shop gave out just as we were heading into the heat wave. The guys set up box fans until we could get bids and approve the contract. The contractor did an excellent job, and the bonus was that it was the lowest bid. Craig reported that they were working very hard, and that the heat in the attic was unbearable. While checking the work, Craig noticed that there is a ventilator fan in the attic, but it was not operational, so he installed a new thermostat to help cool it down.
- There have been three instances recently where mold has been discovered growing in the basement storage areas of B-buildings, usually caused by some type of water leak. Mold can be dealt with, but remediation is neither easy nor inexpensive, and the longer it goes unreported, the worse it gets. The crew does inspect the buildings periodically, but mold can take over surprisingly quickly, so if you notice such a problem in your building, please report it immediately.

CRIMINAL ACTIVITY:

The Board was notified that at least three vehicles on 35th Street in the Meadows (and two additional on 36th Street) were broken into in the late evening/early morning hours of July 3-4. The vehicle owners filed police reports, and the Office of the District Commander investigated the incidents. If you should become the victim of such a crime, please notify the police immediately by calling their non-emergency number, (703) 558-2222. This is the only way they can keep track of such activity, and reporting it could possibly bring added police presence to the neighborhood. Please also notify a member of the Board directly, so we can keep our residents informed, through website and Facebook postings. Even though we have a very low crime rate in

(continued on page 6)

FIOS UPDATE

FROM BOARD MEMBER BILL RUSSELL:

The Meadows currently is waiting to hear back from Verizon on more specific dates, but FiOS is a go. We have signed off on the design plan submitted by the Verizon team and their contractor in the form of a check list. The major points of concern raised by the Buildings and Grounds Committee and the Board about preserving as far as possible the integrity of the architectural standards that are the hallmark of Fairlington and minimizing any disturbance of the grounds and plantings were incorporated in the plan. Very specifically Verizon agreed that there would be no entry through the fronts of any of our buildings and that cabling runs on the back of B-buildings would be covered by brick-colored soffits. We expect that primary cabling and cabling to the units will be placed sufficiently underground and in protected conduits to avoid some of the unsightly exposed wiring currently in place from cable service. The projected dates for service implementation are still dependent upon the speed of buildout, but anyone who watched Verizon bring the cable down King Street and into the Fairlington communities knows that they moved pretty quickly. We have been given a projected service availability of first quarter 2017. Residents can keep up-to-date both through The Messenger and through our Fairlington Meadows Facebook page. Our Facebook page is the most rapid source for up-to-date Fairlington Meadows information.

Pool Season Comes to a Close! *by Tracey McGovern*

Another great summer in the books! We added 3 new volunteers to the pool committee this year; Lyn Famiglietti, Peggy Gregory, and John Sitton. Erica Brown continues to serve on the pool committee, and we will miss Jaime Eckert, but we wish her the best of luck on her new journey. The team is committed to make the Meadows pool the best pool in Fairlington! The PC wants to know how we can serve the community better. The Meadows residents will be asked to participate in an anonymous survey at the end of the pool year. Your voice matters and we want your input!

Thank you to the Court Chairs who assist in distributing pool communications with your court. Thanks to Lisa Farbstein for getting our message out via Facebook. And a special thanks to those who helped with the pre-opening of the pool; Ken McElwin, Lyn Famiglietti, Peggy Gregory, Joe Spytek, Chuck Edwards, Javier Gil, Jennifer Lightbody and her 5 yr old son, Evan, Jaime Eckert, Mary Ellen Finigan, Bill Russell, Tracey McGovern, John and Diane Thurber, Dwayne Frazier, and Erica Brown. Getting the pool ready for opening day is always a tough job, and we're fortunate to have many wonderful volunteers in The Meadows! Apologies if we forgot any volunteers!

The 2016 pool season was a great success! We hosted 5 wine socials, and we were lucky to have long time resident, Ed Girovasi and his acoustic bass-playing friend, Mark Ashby, play at one of the socials. We hope to hear more from Ed and his band mates next summer! But, if you can't wait until next summer, please check out Ed and his musician friends at Emma's Espresso & Wine Bar in Del Ray. They play the second Friday of every month! Check it out, <http://www.emmascoffee.com>. Our ice-cream social and pizza party were huge successes! Meadows residents love their wine, music, ice-cream, and pizza!!! And our end of the season Luau was a great way to end the summer! And once again, Victor Slabinski headed up our kids games. Victor put a ton of time and energy into the games, and the kids loved it!

A big thank you to Kristena Sautelle who donated a stool for the ladies room! We can't forget Ricky and Craig, without them, we couldn't survive the summer! And, they made a fabulous white picket fence to contain the plants inside the pool enclosure. We can't have a pool article without mentioning our amazing lifeguards! Shalima and Carlington did a wonderful job this summer with keeping everyone safe, and made sure everyone had fun! This is Shalima's second year at the Meadows pool and the pool committee loves her! We were fortunate to have her here on her birthday - any excuse for a party!

Thank you all for a wonderful 2016 pool season! We look forward to making 2017 even better, and if you'd like to help, think about joining the pool committee! And, be on the lookout for our survey, your opinion matters!

our neighborhood, always remember to lock your car, as these types of crimes are a matter of opportunity. If you witness suspicious behavior, call 911 immediately and request a response – do not confront the person yourself. In addition to reporting crimes and suspicious activity, there are some other simple things you can do to help make the neighborhood less attractive to criminals: lock your vehicle, and if you have an alarm, engage it; keep anything of value, in your vehicle or outside of your residence, out of sight when you are not present; get to know your neighbors; and ask a neighbor to take in packages when you are away. The Meadows Board maintains an active liaison with the Arlington County Fire and Police Departments, and our community receives excellent response and support from them. Let's do what we can to make our neighborhood safer and their jobs easier.

In addition to the vehicle break-ins, three of our new front porch mats were stolen from B-buildings in Court 8 in the overnight hours of July 23-24 and August 6-7. In light of the vandalism and other issues we have experienced in the past, these larcenies also were reported to the police. You may file a police report online via the ACPD's Online Reporting System at arlingtonva.us/police.

HOW YOU CAN MAKE YOUR ASSOCIATION EVEN BETTER:

- Join a committee. Don't want to commit? Here are some other easy ways you can help: create fliers; laminate fliers (mostly for pool); help out at pre-season pool opening work party; jazz up the Welcome Packet (it's only six pages); pick up trash in your court that has been scattered about by birds, squirrels or the wind; become the summer "Pop Ice Parent" (buy at Costco, get reimbursed); water new trees in your court; let us hear your ideas!
- If you think something you are doing might be infringing on your neighbor's rights, ask. Music too loud? Dog barking? Toys left on the stairs? No one enjoys confrontation, so speak up first if you think there might be an issue.
- If you get a letter from management, that means that someone has noticed an infraction, reported it, management and the Board are now involved, and people have to spend their time following up. All of this takes time and money (we are charged for sending letters), and the money, at least, is reflected in your condo fees. Taking care of the issue either ahead of time or after the first letter benefits everyone.
- Unfortunately, we have one for the "not cool" file: Recently, a resident reportedly pounded on the door of the maintenance shop and then yelled at the crew for something over which they had zero control. The Board also has received a few other reports of residents being "very nasty" during interactions with the crew, volunteers and management. This is completely unacceptable. Please conduct all such contacts in a respectful manner.

GENERAL REMINDERS:

- Please do not allow dogs to urinate on the black light poles, as it causes corrosion. In the course of straightening up light poles, the crew is noticing that many of them are rusted around the base and need to be replaced.
- The rule for 72-hour continuous parking in the unassigned spaces also pertains to contractor vehicles and work trailers.
- Non-resident owners should be sure CMC has their current

mailing address. Also, we often distribute messages to the residents via the Court Chairs (e.g., schedule of pool socials, notice of parking lot work, reminder for Annual Meeting). Residents wishing to be "in the loop" should be sure their Court Chair has their email address. Also, you can sign up on the website for "Homeowner Link," an emergency notification service. We pay an annual fee, but there is no additional charge to the homeowner or tenant.

- In Virginia, all remodeling and construction work with a cost of \$1,000.00 and up requires a licensed contractor. Licensed contractors in the State of Virginia are not required to carry general liability or workers' compensation insurance, so it is always a good idea to hire only contractors that do. In order to protect yourself and the Association, be sure to request copies of the insurance certificate for each type of coverage.

- Check out the Meadows' new Facebook page! Our aim is to provide residents with timely and accurate information about what's going on in the Meadows. It's a great way to stay in touch with Meadows happenings in between issues of the Messenger. Also, if you have any questions about the governing documents, please refer to our website (just Google "Fairlington Meadows"). Even long-time residents are sometimes unfamiliar with the rules.

- Did you know that Dominion Electric will pick up and recycle your old working refrigerator or freezer for free and even pay you \$50.00? To learn more or to schedule a free pickup, call 1-888-366-8280 or dom.com/appliancerecycling.

We hope everyone had a good summer. Once again, we look forward to seeing many of you at the Annual Meeting on October 18. Until then, best wishes from your Board of Directors.

Respectfully submitted,

John Thurber, Board President

NEW COURT CHAIR, COURTS 1 AND 2

Thanks to outgoing Court Chair Shirley Nycum, who served Courts 1 and 2 from the time she moved here in August of 1991, until June of this year, when she sold her place and returned to her hometown in Pennsylvania. Best wishes to Shirley as she begins a new chapter in her life, and many thanks to Court 2 resident William Gates for volunteering to take over this position.

WANTED

Craig and Ricky could use another two-drawer file cabinet in the office, as well as several folding chairs for when they meet with contractors. If you have either of these items to offer, please let them know at (703) 820-6799. Thanks!

Buildings and Grounds Update

by Judi Garth and Chuck Edwards

FALL PLANTING AND LAWN RESTORATION

- Some shrubs and some trees will be replaced that died over the summer
- Restore specific lawn areas

WATERING TIPS FOR SHRUBS AND SMALL TREES

- During the fall with little or no rain, new shrubs and trees need to be watered 2-3 times a week
- It's best to water in early morning or evening for 30-40 minutes using a slow trickle from a hose. If no hose is available or water is turned off, use a bucket or a gallon milk container to gently pour several gallons of water at the trunk area of the tree or shrub.
- Thank you to those residents who continue to help keep these investments alive and the Meadows beautiful.

SOMERSET'S CONTRACT FOR THE FALL

- Apply controls for weeds
- Aerate, fertilize and reseed lawns
- Prune shrubbery
- Remove leaves three times
- Mow lawns when requested by B&G Committee based on weather
- Sidewalks edged every other mowing or when needed

LAWN CONTRACT BIDS

The B&G Committee has asked CMC, our property management company, to send the lawns contract out for bids. Several contractors will be submitting their bids including our present contractor, Somerset Landscaping. After reviewing all proposals, the committee will make its recommendation to the Board of Directors.

A FEW REMINDERS AND OTHER ITEMS

- Please review the Meadows Rules of Conduct, section 7, PATIOS, part (a), if you have questions concerning your patio.
- Personal items belong in your patio, not in the front beds.
- The fall is the time to plant bulbs for next spring. Pansies may also be planted in the fall for winter and spring color. It's helpful to give pansies a little fertilizer in late February for better growth when the weather warms.
- We would like to thank the pool guards who watered the three pots at the pool entrance. The plants were kept happy and growing during the extremely hot summer.

CONSIDER JOINING THE B&G COMMITTEE

- Meetings begin at 7:30 pm and end at 8:30 pm on the first Wednesday of the month. There are no meetings in July, August, December or January.
- Please check the Meadows website for future meeting places or contact either Judi Garth at judigarth@comcast.net or Chuck Edwards at c-d@comcast.net.

Is Your Patio Breeding Mosquitoes?!?

by Barbara Sitton

Summer may be on the way out, but mosquitoes seem to be multiplying in our Fairlington area lately. With the closeness of our patios, we all need to work together to try to combat these pests that keep us from enjoying our time outside. With the added danger this year of the Zika virus, extra special care should be taken for the safety of all. Here are some tips from the Virginia Cooperative Extension Arlington office - *VCE Master Gardener Help Desk at the Fairlington Community Center*.

***the water menace** - search out and empty all places where water, even very shallow water, can collect - tarps, plant pots and saucers, toys, watering cans, water bowls for your pets, buckets, trash containers.

***more water collectors** - birdbaths should be cleaned out and given fresh water at least every three days to prevent mosquito larvae from growing; mosquitoes have a very short breeding cycle.

***special attention to shady, crowded parts of your garden** - consider thinning out dense foliage and ground covers in your garden such as English Ivy; these areas provide safe, damp and shaded shelter where mosquitoes can thrive.

***strong breezes can blow them away** - try using a fan to blow the pests out of your patio when you're entertaining

***repellents with Deet, picaridin, or oil of eucalyptus** are most effective

***recognize the myths** - bug zappers aren't really effective, no plants really repel mosquitoes, wrist bands and ultrasonic devices don't work.

Pruning within your patio makes a difference

Trees and shrubs should not grow through fences as it causes damage. Other shrubs and vines grow up the walls of the buildings, damaging the brick, impacting a clear view out of windows, and damaging gutters and roofs.

Prepare Your Outdoor Spigots for Winter

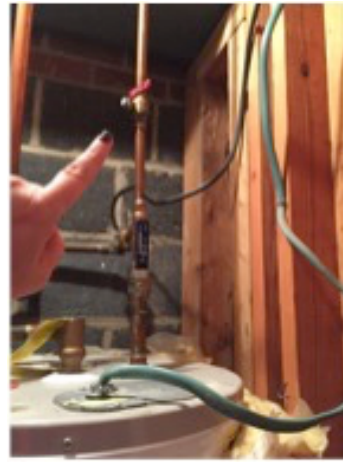
Now is the time to schedule a date in the late fall or early winter to turn off those spigots. The process itself should take less than 10 minutes. All outdoor spigots have an indoor safety valve/knob that enables you to drain water that is sitting in the outdoor section of the pipe, reducing the likelihood that the pipe will burst if the pipe freezes during the winter.

Follow these steps to prepare your spigots for winter:



This is an outdoor spigot

- Unhook the hoses to your outdoor spigots.
- Locate the spigot turn-off valve inside your unit. Condominium units typically have a spigot in the front and back of the buildings. The front spigots usually have a turn off valve in the basement, say in a utility closet. The rear spigots usually have a turn off valve somewhere near the rear door of the unit. Most of the valves are either straight handles that are about 4-inches inches long or they are round metal knobs.
- Turn off the water flow to the outdoors. If you have a round knob, turn it clockwise. If it is a lever-style valve with a handle, turn it to the "off" position.



This is a turn-off valve to an outdoor spigot that is located in a basement utility closet along a pipe that extends from the hot water heater.

- Go outside and turn on the spigot and leave it on. You will see water trickle out and after a few seconds it will top flowing. This allows the water that is in the pipe to drain, thus reducing the likelihood that the pipe will freeze. You can leave the spigot turned on until warmer spring temperatures arrive.
- For additional protection, some local hardware stores sell special coverings for outdoor spigots to further insulate it from the harsh winter weather.



This spigot has been prepared for winter and has a low-cost Styrofoam hood affixed to it that provides additional protection from the harsh winter weather.

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
John Sitton, 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