

meadows

# Messenger

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by: John Thurber

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Website Provides  
Current Information

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

Fairlington  
Farmers Market  
Sundays  
9am to 1pm  
through Nov 19!

The Fairlington Meadows Council of Co-Owners will hold its annual meeting on Tuesday, October 17, 2017, at the South Fairlington Community Center, 3308 S. Stafford Street. Registration begins at 6:30 p.m. and the meeting will start promptly at 7:00 p.m. We encourage all co-owners to attend this meeting; renters are welcome, but may not vote on the Budget or for the Directors. This year there are three Board positions up for election. Current Board members Lisa Farbstein and Anne Gills are each seeking re-election, and I encourage you to support their candidacies. Both are active and productive members of the Board and each deserves your vote. At the time of this writing, there is not a candidate for the third vacant seat. If you would like to nominate someone or run for a position yourself, please complete your proxy accordingly; nominations also will be taken from the floor. The Annual Meeting is your opportunity to meet directly with your Board, our Portfolio Manager, and your neighbors, to discuss issues of interest to you. The Board will not vote on any items during this meeting, but will accept items for consideration at future monthly Board meetings. We hope to see many of you on the 17th.

The Board would like to thank the Pool Committee for all their hard work over the summer. In the last few years, the Committee has become very active, and since there was a time when we had *no* Pool Committee, we greatly appreciate all that they have been doing, from helping to administer the pool management contract to providing residents with opportunities for fun summer activities. New “themes” for social events were introduced this year, and were well-received by residents. Kudos to Committee Chair Tracey McGovern, and members Jennifer Bhartiya, Erica Brown, Lyn Famiglietti, and Peggy Gregory. We are on a year-to-year contract for pool management and have sent out an RFP to solicit proposals for the 2018 season.

Water usage is measured by water meters located adjacent to the buildings. On May  
*(continued on next page)*

### **ANNUAL MEETING IS TUESDAY, OCTOBER 17!**

Please join us on TUESDAY, OCTOBER 17 at 7:00pm at the South Fairlington Community Center, 3308 S. Stafford Street. Registration begins at 6:30pm.

1, water and sewer rates increased to \$4.53 and \$9.09 per 1,000 gallons of metered water consumption, respectively. The County doesn't measure sanitary sewer usage, as sewer meters are costly and prone to malfunctions and inaccurate readings; therefore, sanitary sewer services are charged based on the amount of water used, as determined by the water meter readings. So, for example, if a residential family uses 20,000 gallons of water in a quarter (which is typical) they would be charged for 20,000 gallons at the current water rate plus 20,000 gallons at the current sewer rate. It doesn't matter if you drink the water, use it to water your garden, or if we put it into the pool – "sewer" charges still apply. Water and Sewer is *the* most expensive line item in our Budget, so as always, the Board encourages residents to be mindful of water usage and to conserve whenever possible. For more information, go to <https://water.arlingtonva.us/customer-service/rates/>

A representative from Goldklang Group CPAs attended the Board's August 16 meeting to provide an overview of the Independent Auditor's Report. Following discussion, only three adjustments were proposed, and the Association's financial health was deemed to be very good.

The contract with DMA Cleaning Services, Inc. to provide cleaning services for the B-buildings was renewed through July 31, 2018.

### **MAINTENANCE ITEMS:**

- ALL requests for maintenance issues should be sent to the Board or management rather than directly to the maintenance crew. Their day includes working on assigned projects and/or monitoring contractors, two very important elements to keeping the property and buildings well-maintained. You may leave a message on the shop phone at (703) 820-6799, and unless it is an emergency, the request will be forwarded to management and the work performed as time and schedules permit. Craig and Ricky's hours are from 6:00 a.m. to 3:00 p.m. only, so please do not contact them after hours on their cell phones. In the event of an ACTUAL emergency, contact CMC at (301) 446-2635. A reminder that we are charged \$25.00 *per call* to the emergency number, so please do not call with random questions. During normal business hours, CMC's main number is (703) 631-7200.

- Sewer clean-outs that became buried over time have been unearthed, so they can be accessed quickly in the event of an emergency. In a few cases, this involved

cutting back shrubs that were covering them.

- Someone ran into a court sign and badly damaged it, but failed to report it to anyone. This was doubly troubling because the sign had been refurbished recently. The signs are quite expensive to replace, but fortunately in this case, it was repairable.

- The County replaced approximately 18 concrete sidewalk panels on the Meadows side of S. Utah Street.

- Craig and Ricky have rebuilt and replaced a number of back porch overhangs.

- Repairs to fifteen dormers on seven buildings in Court 11 were completed on August 31. Wood trim was removed and Azek installed on the face and sides of the windows; base cap and crown moldings, as well as panels on upper gable portions, were routed to replicate original detail as closely as possible. Craig reported to the Board several times during the course of the work that the roofing crew was "steady and hard working," putting in long hours to get as much done as possible each day, and that they were doing a "nice job; the work looks really good." Nothing pleases the Board more than getting reports such as these!

- Omega Fire Extinguisher inspected the fire extinguishers in the B-buildings in late August and all were found to be in good working order. Ricky also checked all the smoke detectors.

- This year's "worst roof" distinction goes to that covering 4245-4255 35th Street. Replacement was scheduled to begin on September 11, but was rescheduled to the 18th because Craig requested a particular crew ("their best," he said, always looking out for us!) but they were delayed on a job elsewhere. An "interim" crew didn't meet Craig's high standards, so the work was halted for a few more days until the crew he had originally requested was available. All salvageable slate was carefully removed during demolition and stored for use on future roof repairs. Rotten wood is being replaced as it is discovered. Roof inspections and repairs, as well as gutter and downspout replacements, are ongoing throughout the year.

- Reston Painting & Contracting began work in Courts 3, 14 and 15 on September 11. Notices were distributed in advance to affected residents. Craig requested at least ten workers be assigned to the property to ensure that the painting will be done in a timely manner. The goal is to complete the contract before it gets too cold.

- During an inspection of the property, Craig discovered an aboveground electrical box behind Court 6 that looked like it had been ripped apart by a bear. He immediately called in an electrician to bury the box, so now it looks like nothing more than a small manhole

cover in the flowerbed.

- W.R. Restoration performed brick tuckpointing on several buildings (old mortar is removed and replaced with new mortar joints). WRR is the company who repaired some of the chimneys for us, and they also parged the wall of an exterior stairwell. The Board and Craig have been very pleased with their work, and Craig feels they even went “above and beyond” what was called for in the contract in order to deliver the best possible result.

- We have mentioned Craig and Ricky many times in this Messenger because we highly value their work (and their work ethic). But it’s not only the Board who notices. Here are a few quotes from other “satisfied customers”:

- *I wanted to thank Craig for going the extra mile.*
- *Craig is a good man, but you already know that.*
- *Thanks for doing a great job . . . every day and for everything you do for the community.*
- *Thank you for all you do! I am very grateful.*
- *[They] really care about the folks in the Meadows.*
- *Craig . . . wants to do the . . . right thing.*
- *He’s sharp as a tack and technically brilliant.*
- *There are still . . . good people who want to help in an emergency.*

When the Board was interviewing applicants for the maintenance positions, we received an email from a resident asking what was taking so long and telling us we’d never find anyone to meet our (strict) standards. Yes, it did take a while, but we think the hiring of Craig and Ricky put that argument to rest, and that the maintenance and upkeep of the property could not be in better hands.

### **MISCELLANEOUS:**

- A new phone charging station was installed at the pool on the exterior restroom wall in the grassy area.
- If your patio light is in a state of disrepair and you are planning to replace it, consider a unit with frosted glass to avoid the look and intensity of a bare bulb. Certain types of fixtures and high-wattage bulbs will light up not only your own patio but those of your neighbors, as well, and some residents are also concerned about light pollution.
- Please bundle twigs and place them out with your regular trash. Don’t stuff them into the trash barrels, as they rip up the bags, creating a problem when the bags are changed out and hauled to the curb. Plus, it can

make that walk quite odoriferous!

- The Board has been told that some of the wooden benches in the common areas are being purposely overturned and then jumped on. Craig and Ricky have been able to repair some of them, but others are a loss and will need to be replaced. We opted for “movable” benches so they could be shifted around during mowing and could be placed in the sun or shade, as desired. Please help us avoid the unnecessary costs of repair and replacement by treating the benches with care.

- Residents may want to consider leaving a house key with a trusted neighbor. A couple of months ago, police were called to check on a neighbor who hadn’t been seen in a few days, and in order to gain entry, it was necessary to break in through the front door. Fortunately, the resident, who had experienced a fall, is all right, but there was significant damage to the property.

### **REMINDERS:**

- Please do not toss hot embers from grills or firepits into dried leaves or out into the common area.
- Another potential fire hazard is jury-rigging electrical cords to one’s patio light. The installation of electricity inside the patio is allowed (the access hole is as small as a cable line) so please have the work done properly by a certified electrician.
- Someone painted an in-ground FiOS electrical box cover a garish blue-green color, citing the desire to “improve its appearance,” but it only served to make it even more visible. The system is property belonging to Verizon, so residents should not be making alterations.
- Please do not attach signs to the trees in any manner. A resident was observed recently, nailing moving sale signs to trees. A lot of time and money are spent maintaining and preserving our beautiful trees, and they should not be used as sign posts.
- Protective covering should be installed over carpeting in B-building hallways whenever any type of construction is taking place within. If the carpet is damaged in any way, the homeowner will be assessed for cleaning and/or repairs, as determined by the Board.
- Speaking of B-buildings – while performing maintenance in one of the buildings, Craig noticed that someone had cut a very large hole in the sheetrock under the stairs in the common area! He closed it up and repaired it immediately but please, folks, that is destruction of common property. “Common areas” are

# BOARD PRESIDENT RETIRES

As many of you already know, John Thurber, our Board President, is retiring from the Board after 15 years of service. Of those 15 years, he has been President for 14, and for the last several years, both President *and* Treasurer. As President he: routinely spent his RDO and lunch hours working on Association business; interfaced with residents, as well as all committees, management, legal, insurance, auditors, the maintenance crew, Boards in other villages, and County, fire and police officials; streamlined the system for Board approvals for residents' projects; written several RFPs and very strict painting specs (so strict, a fellow Board member said no one would bid); ensured that the Resale Disclosure Packet was kept current; authored a number of resolutions to clarify vagaries in the governing documents; undertook annually a line-by-line comparison of our insurance renewal; sorted through dozens of boxes of archived documents and culled what was not needed in order to save money on storage fees; used annual leave several times to go to court on legal matters; instituted safety training for the maintenance crew; ensured that the Association received the best terms and price on each and every contract; brought engineering knowledge to the table; once conducted a brick front step and porch column survey to determine needs; steered us through the sewer relining project and the complete rebuilding of the parking courts; and went head-to-head with upper management when he felt we were being underserved.

As Treasurer, he: pored through the monthly financial statement, line by line, once catching a \$2,254.00 double billing and an erroneous late charge of \$2,700.00 on the water bill; spent weeks preparing the Budget every year (who else starts thinking about the Annual Meeting in May?) and all accompanying documents and exhibits; reviewed and endorsed the Association's corporate tax returns; worked with our financial management team on investing income wisely; stepped up collections of delinquencies; prepared thoughtful responses to auditors' annual questionnaire re: potential for management fraud; spent every penny of Association money as if it were his own; and once scheduled foot surgery around preparing the Budget!

Prior to serving on the Board, John was Chair of the Pool Committee for ten years, and continued to be the liaison to the pool management contractor while on the Board. Until this year when the current committee members assumed the task, he also updated some twenty documents annually, including the Pool Rules and tabbed binders full of important information for the lifeguards. Also until this year, he spearheaded the opening and closing of the pool, no small task.

In 15 years, John missed only two monthly Board meetings – one when we flew to Chicago for our daughter's bridal shower, and another the week she got married, both this past summer. What follows are a number of thank-yous he received over the years. In all (and unbeknownst to him) I kept track of 124 kind notes that he received from residents, contractors, and others. John has served this community well, and although he never solicited the kudos, I believe he earned and deserves each and every one. He has provided an unequalled track record of service.

It has been our pleasure to serve this wonderful community since we moved here in 1978. And yes, I am "retiring," as well. We will be traveling more and spending time with our first grandson.

Best regards to the entire Meadows community,

Diane Thurber

## SOME OF THE THANKS RECEIVED BY OUR OUTGOING BOARD PRESIDENT OVER THE YEARS

Thank you for all your work keeping the Meadows running smoothly. It's a great place to live. (resident)

**Your tireless efforts have helped ensure the beautiful and well-maintained and run community we live in. (resident)**

Thanks for this excellent write-up. You deserve commendation for all your efforts here. (legal counsel)

**Thanks for putting together this budget. I don't believe enough people in our community fully appreciate the work you put in to make their lives better. (former Board member)**

*You are truly the best President I work with. (former Portfolio Manager)*

*It's nice to see such an active Board member looking at the financial statements, asking questions, and responding to our fraud questionnaire. Many Boards don't even bother to return the survey, and many others merely abdicate their responsibilities to their management companies. (auditor)*

*Whew! John, you're amazing and I can't begin to reiterate just how fortunate Fairlington Meadows is to have you as our President. Your time, attention and care are beyond what anyone could expect. (former Board member)*

I want to thank you for all the hard work you do for the community. The Meadows is a wonderful place to live and that is due in large part to the time you dedicate to running the association. I suspect that you hear more complaints than compliments, sadly--I guess that it comes with the territory. But I have always respected the work that you do and appreciate how well you run the association. Many thanks. (resident)

**I believe the homeowners are fortunate to have such leadership on their Board of Directors. (pool contractor)**

*I wish some of my other communities would take some pointers on how you run the Board and the community as a whole. If I had you on all my other boards, that would be outstanding! The Meadows is so fortunate to have you as the Board President. (former Portfolio Manager)*

The Meadows is very professionally run and makes my job easy to sell units there. (real estate agent)

***The information that you provided was excellent and I must commend you on your documentation and ability to recall the incidents with such accuracy. I am very impressed with the dedication that you have to your community, and the countless hours that you invest. The residents of Fairlington Meadows are very lucky to have such a dedicated community leader. (police officer)***

Re: the Budget: The community should be very grateful that you are willing and able to handle this task so competently. (Board member)

**The Meadows community is certainly lucky (to say the least) to have your skills. (webmaster)**

**I am looking to reinvest the proceeds from a recent sale into another Fairlington unit, preferably in the Meadows because it is so well managed. (non-resident owner)**

IT WAS A PLEASURE MEETING YOU IN PERSON. THANK YOU FOR A REALLY PROFESSIONAL AND PRODUCTIVE MEETING. YOUR INSIGHTS ... WILL MAKE OUR COMPANY BETTER. (CMC PRESIDENT)

*As I opened your email my heart sunk as I thought I was going to read that you had decided NOT to run for another term. What a relief to see that was not the case! I am happy to hear that you are willing to continue your service to our community. Thank you for that decision, and for your dedication to the Meadows. (fellow Board member in 2008)*

(THANKS continued on next page)

# 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

## 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.

## ENVIRONMENTAL ENHANCEMENTS 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.

## A FEW REMINDERS AND OTHER ITEMS

- Please review the Meadows' Rules of Conduct, Article 7, section 7 (F), 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.

## LOSS OF TWO TREES

- The pin oak by the pool and near the playground is in decline and for safety had to be removed. It will be replaced with a willow oak in this fall. Another pin oak

### Pruning within your patio makes a difference.

Trees and shrubs and vines, such as English Ivy, should not grow through or lean on fences. It causes damage. Trees, shrubs and vines that hit or grow up the walls of buildings can damage the brick, impact a clear view out of windows, and damage gutters and roofs.

behind Court 13, near the tennis courts died over the summer and will be replaced in this fall or next spring.

## 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](mailto:judigarth@comcast.net) or Chuck Edwards at [c-d@comcast.net](mailto:c-d@comcast.net).

### (THANKS Continued from Page 5)

Many residents do not appreciate or are not aware of what a significant contribution you make to the well-being of Fairlington Meadows. I appreciate your work and am thankful for all that you do. (resident)

If all my dealings with other BOD Presidents were as easy as you make the job, then I probably would be staying on. Thanks for all your support. (former Portfolio Manager)

You have been an extraordinary President for all these years. (former Board member)

## **SUCCESSFUL POOL SEASON COMES TO A CLOSE**

by Erica Brown

Another summer in Fairlington Meadows brought many familiar faces and new neighbors to the pool throughout the season. As a result of several recommendations made by residents in last year's pool survey, several changes were made at the pool to help encourage folks to come and enjoy themselves by the pool, even if they didn't take a dip. New in 2017 at the pool were the blue shade, more social events, a smoking ban and an extra weekend for swimming after Labor Day.

The pool committee had several new volunteers who helped infuse new energy into the social events on several Friday and Saturday evenings, with themed happy hour/bring your own drinks and snacks to share with your neighbors scheduled every other week throughout the summer. Although three events were rained out in a row, a socials team led by Jen Bhartiya kept their enthusiasm and also planned a pot luck happy hour, blind wine tasting, an evening with local band DEMZ and a DJ dance party which, due to two rainouts, was scheduled during the extra pool weekend on September 9. Although it was a chillier day than most early September days have been the last few years, several families came to enjoy the music and share some snacks. Many thanks to Erika Enright, Jill Knauss, Margaret Tulloch Rhodes, John Sitton and Kathleen Schmidt for their help with these "happy hour" social events.

For the first time in several years, a movie was screened at dusk. Despite some technical difficulties, the showing of Moana was a success and as a result, the committee will be sure to show at least one movie next summer. Thanks to Kerry Abbott for overseeing a very successful movie night! Other events included the ever popular ice cream sundae night, pizza night and the end-of-season kids games and luau/pot luck. More than 65 residents attended that event, bringing fabulous salads, snacks and desserts, while the pool committee provided catered chicken and drinks.

In addition to planning social events, the pool committee also works together with the Board of Directors and other residents who pitch in to open the pool before Memorial Day, by setting up the bathrooms and cleaning the pool furniture and putting it out. The committee provides extra sets of eyes on the pool and the work of the guards, particularly early in the season. The committee chair and board chair engages with the pool management company and appreciated information from many other residents about how the guards were doing. The committee also thanks everyone who filled out the survey after the season last year as your thoughts and ideas helped improve the pool experience for everyone. If you would please take 10 minutes to fill out the survey this year, the committee (Tracey McGovern, chair; Lyn Famiglietti, Peggy Gregory and Erica Brown) would welcome your thoughts and opinions to help us make next season even better: <http://bit.ly/2xBksQc>. The survey will be open until October 31.

*(NEWS continued from page 3)*

just that – they are not one's personal property.

- Please do not leaving barking dogs on the patio or sitting in open windows. Many residents work from home, or are trying to study or rest, and the noise can be quite disruptive if it continues for any length of time.

We hope everyone had a nice and relaxing summer and enjoyed some time by the pool. As I write this, daytime temperatures are dropping and there are fewer hours of daylight, signaling the onset of fall, another beautiful season here in the Meadows. Get ready for the parade of trick-or-treaters on October 31! In the meantime, we look forward to seeing many of you at the Annual Meeting on the 17th.

Respectfully submitted,

John Thurber, Board President

# 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, October 1, 2017. 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 5, 2018.

## 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 are maintained and resurfaced on a regular schedule and have held up very well. 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 at (703) 379-7245.

## SIGN UP FOR THE HOMEOWNER LINK ELITE EMERGENCY NOTIFICATION SERVICE

Are you registered for the Homeowner Link Elite emergency notification service? The Association subscribes to the service for a small annual fee, and it is offered to residents – both co-owners and renters - at no additional cost. We currently have around 50% participation, but would like to make that 100%, since the price is the same, regardless. The form to register can be found on the Association's website at <http://www.fairlington.org/MeadowsHomeLinkInstructions.htm>.

## 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 & Treasurer  
**Mary Ellen Finigan**, First Vice President  
**Lisa Farbstein**, Second Vice President  
**John Sitton**, Secretary  
**Anne Gillis**, Director

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 Sabiha Noorzai-Barbour.

### Property Management

**Community Management Corporation**  
4840 Westfields Boulevard, Suite 300  
Chantilly, VA 20151  
(703) 631-7200

**Sabiha Noorzai-Barbour**, Portfolio Manager  
[sabiha.noorzai-barbour@cmc-management.com](mailto:sabiha.noorzai-barbour@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