

Meadows Messenger

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Notes from the Board

By: Thurber, President

The members of your Board of Directors wish you a Happy New Year!

As 2004 begins, the Board continues to work on updating the Association by-laws, which were developed 30 years ago when Fairlington Meadows was established and are in need of modification to better reflect changes in state laws and technology. We intend to have at least two town meetings this summer to share our proposed changes and to get feedback from members of the community. Revisions of the by-laws must be approved through a vote by members of the Association.

Flooding of our units continues to be a problem. Several units sustained water damage over the holidays, in part because our community's sewer laterals to the Arlington County network are more than 60 years old and made of tile pipe. While they have served our community well over the years, the sewer lines are subject to damage if they are not treated properly. Each lateral serves multiple units, so actions taken by residents in one unit can have adverse effects on many of their neighbors.

Please be mindful of this and refrain from flushing anything other than human and pet waste and toilet tissue. As a preventive measure, the Board of Directors has started a program to install inspection and clean-out pipes for each of the laterals. This will allow us to regularly check the condition of the pipes and to easily clean them as necessary. Hopefully, this should reduce

flooding and may allow us to cut our flood insurance costs. If your unit has water intrusion, call Community Management Company's emergency services number for help — 301-446-2635.

We have renewed our property management contract with Community Management Company (CMC). CMC provides us with a full range of legal, management, and financial services. Our property manager is Olivia Dixon-Powers and she can be reached at 703-631-7200. Jack Clark is our on-site property manager and the Board recently hired Aaron Ferguson as his assistant. Jack can be reached at 703-820-6799.

Your Board of Directors meets on the third Monday of each month at the Fairlington Community Center. All meetings starts at 7:30pm.

A Note to Unit Owners

Pursuant to our community's bylaws, there are guidelines that should be followed when doing renovation or remodeling projects to units within Fairlington Meadows and, in fact, all of Fairlington.

If you are planning to make changes to your unit, be sure to check the Resident's Manual or contact CMC. Unit owners will be held responsible for alterations made to their property that are not in compliance with these guidelines.

Meadows Directory

Board of Directors:

John Thurber, President
David Andrews, 1st Vice President
Judy Pisciotta, 2nd Vice President
Paul Kealey, Treasurer
Bryan Hochstein, Secretary

Send correspondence to the Fairlington Meadows Board of Directors in care of: Community Management Corp. at the address referenced below. For copies of Board meeting minutes, contact Olivia Dixon-Powers (see below) or view them on the community bulletin board at the pool house.

Messenger Volunteers:

Kathryn Utan, Editor
Rose Stack, Distribution Manager
Pam Hudson, Web Master

Send letters, articles, or recipes to the editor at 3407B South Stafford Street or via e-mail to kathryn_utan@yahoo.com. Items submitted are printed at the editor's discretion and unsigned letters will not be considered.

Property Manager:

Olivia Dixon-Powers
Community Management Corp.
12701 Fair Lakes Circle, Suite 400
P.O. Box 10821
Chantilly, Va. 20153
Tel. 703-631-7200; Fax 703-631-9786

On-site Maintenance Manager:

Jack Clark
Tel. 703-820-6799

Maintenance Assistant:

Aaron Ferguson

Towing Requests:

A-1 Towing of Northern Virginia
Tel. 703-979-2110

Architectural Review Committee Report

By: David Manning, Chair

The Fairlington Meadows Architectural Review Committee, formed and approved by the Board of Directors, has been tasked with the following mission statement:

The Architectural Review Committee provides standards for Fairlington Meadows homeowners who seek to modify, change, replace, and/or improve external fixtures, architectural elements, or any other appendages that affect the historical and architectural integrity of the condominium.

The volunteer resident members have researched the following items: lighting, doors, door hardware, and patio gates. The committee also is considering community lighting (pool and pathway), B-building lighting in the entrances and hallways, shutters, viability of skylights and/dormers, and other major structural alterations to individual units.

The committee is in the process of assembling the findings, complete with pictures and links to internet sites, when available. This document will be presented to the Board of Directors for its consideration.

All Meadows residents are invited to join the committee. If anyone has questions or seeks additional information, contact the chairman, David Manning, dldmanning33@aol.com.

Meadows Community Bids a Fond Farewell to Long-time Resident Reid Hartsell

Long-time Meadows resident Reid Hartsell, who lived in Court 14 since 1974, passed away December 26, 2003. Reid served the Meadows community as a member of the Board of Directors in the late 1970s and, before he retired in 1990, worked at the Department of Energy. Reid was quite a character and he will be missed by many.

B & G Committee Update

***By: Chuck Edwards and Lisa Farbstein,
Co-chairs***

New Trees, Shrubbery Along Quaker Lane:

Arlington County has installed a row of trees and shrubbery along Quaker Lane to serve as a buffer between parts of Fairlington Meadows and the busy roadway. The project was largely made possible through the efforts of Meadows residents Trudy Laub and Ed Hiltz and the community incurred no additional expenses to make it happen. Our thanks go out to Trudy and Ed for a job well done.

Spring 2004 Planting: The Building and Grounds Committee oversees two plantings each year, one in the spring and one in the fall. If any resident would like the Committee to consider trimming existing shrubbery or planting new shrubbery or trees this spring, contact the committee by writing Chuck Edwards at 3460 A-1 South Stafford Street. All requests must be submitted no later than March 15, 2004.

Common Areas Plantings: Residents who are interested in planting a small flower garden outside a patio must first request permission from the Buildings and Grounds Committee. If the request is approved, these common area gardens become the property of the condominium association and are subject to removal if the resident does not maintain the space. There are many things to consider before planting in common areas, including the location of sewer and underground utility lines, the type of material being planted, and its potential impact.

If you are interested in joining the B & G Committee, feel free to attend the following meetings, which begin at 7:30 p.m.:

February 4

at the residence of Lisa Farbstein
3422A-2 South Stafford Street

March 3

at the residence of Adriana Younskevicius
3456A-2 South Stafford Street (Court 15)

Free Mulch is Yours for the Pickin'

Arlington County residents may pick up free leaf or wood mulch, depending on availability, at two sites in the County, one that is very close to Fairlington Meadows residents. The free mulch is available in South Arlington at "The Trades Center" located at 4300 S. 29th Street or in North Arlington at North 26th Street and Yorktown Boulevard.

The County provides this service free to residents. The mulch comes from the county's constant collection of leaves as well as collection of downed branches and removal of old or dead trees. The County converts what it collects into useable mulch for residents. All you need to do is bring your own shovel and containers to move the mulch. Plastic tubs, trash cans, trash bags, and SUV or truck beds make excellent containers for moving the mulch from the site to your home.

The Trades Center is very close to Fairlington. One of the quickest ways to get there is to drive through the Shirlington Rotary and turn left onto Shirlington Boulevard. You will pass the movie theater on the left. Turn left into The Trades Center, which is at S. Taylor Street. Drive straight back (passing the school bus parking lot on the right). At the dead end, turn right onto 29th St. South. The mulch pile will be on the right. Help yourself to the free mulch. A map with the location is available on the County Web site at http://www.co.arlington.va.us/des/swd_map.htm.

New Bus Route Serves the Meadows

By: Lisa Farbstein

Residents of Fairlington Meadows now have a new mass transit choice, the Barcroft-South Fairlington Metrobus Line (Route 22A), which was launched the first week of January. This new line passes through South Fairlington and supplements the Route 25 buses of the Ballston-Bradlee-Pentagon Line that also serve our streets.

In Fairlington Meadows, Route 22A has stops on 34th and South Stafford Streets. New signs with the route numbers served by the 22A or the various 25 routes have been posted and are the easiest way to see if the new bus route is an option.

Both Route 22A and the various Route 25 buses take passengers from Fairlington Meadows to the Pentagon Metrorail station serving the Blue and Yellow Lines or to the Ballston-MU Metrorail station serving the Orange Line.

The new 22A bus goes from the Pentagon Metrorail station to Quaker Lane and turns into Fairlington at 32nd Road to S. Stafford Street, to 34th St. South, and crosses over the I-395 bridge to S. Abingdon Street, and onto 31st Street S. into Shirlington. Then it travels along Arlington Mill Road, Four Mile Run Drive, Columbia Pike, and George Mason Drive to the Ballston-MU Metrorail station.

The Route 25 bus takes a different route from the Meadows to Ballston and is approximately a 40-minute ride to the Ballston-MU Metrorail station. Route 22A provides more direct service from the Meadows to the Ballston neighborhood and takes only about 25 minutes. Both routes take about 10 minutes from the Meadows to Pentagon station.

For more information, contact Arlington's Transit Office at 703-228-7929 or visit them on the Web at www.metroopensdoors.com or www.commuterpage.com.

Food Bytes

By Janet Filer

The most time-consuming part of making soup is preparing the tasty broth or creamy sauce that serves as the base. An easy shortcut, however, is to start with a can of prepared soup and then add various fresh ingredients and seasonings to make your own "homemade" soup that is perfect for the cooler days to come.

Creamy Tomato Soup

10-3/4-oz. can tomato soup, undiluted
12-oz can evaporated milk
14-1/2-oz. can stewed tomatoes, un-drained and chopped
2 oz. shredded cheddar cheese
6 slices bacon, cooked and crumbled

Combine soup and milk in saucepan, stirring with a whisk. Add tomatoes and cheese. Cook over low heat until cheese melts and soup is hot, then ladle into bowls and sprinkle with bacon. Yield: 4-2/3 cups.

Cream of Broccoli Soup

2 10-oz. packages frozen chopped broccoli
1 10-3/4-oz. can cream of chicken soup, undiluted
1 10-3/4-oz. can cream of celery soup, undiluted
1 c. half-and-half
1 t. garlic
1/2 t. pepper
1/8 t. curry powder

Cook broccoli according to directions, omitting salt (do not drain). Add remaining ingredients, stirring well. Reduce heat and simmer for one hour. Yield: 7-1/2 cups.