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Notes from the Board

INSIDE THIS ISSUE:

B & G 2
Update

Gardening 3
Workshop

Community 3
Directory

Food Bytes 4

Your Board of Directors wishes you a happy and healthy new year!

We continue laying the groundwork for capital improvements planned for the spring and some major work this coming year includes a roof replacement, the next round of painting, tennis court resurfacing, and re-lining some 15 sewer laterals that are in the worst condition.

Another topic of concern we are looking at is the parking situation for Meadows units around the Fairlington Community Center (FCC). We are comparing the number of units in adjacent areas to the number of parking spots available in the courts serving those units to determine the feasibility of a workable, low-cost way to better ensure that there are enough reserved spots for each unit. To this end, we've contacted Arlington County and arranged for the replacement of the unreadable Zone 11 signs across from the FCC. We hope that this will better alert FCC

users and others to the restrictions on South Stafford Street across from the Center. We have also asked the County to provide better enforcement of parking laws and restrictions in that area.

We have been fortunate so far this winter with regard to snowy weather,



but as the past week or so have proved, we usually don't make it through the whole season without at least some snowfall. We want to remind everyone once again not to use any kind of chemicals on the sidewalks to melt the snow and ice. This will damage the concrete and our contractor recently reminded us that damage caused by such chemicals is not covered under our warranty. Jack and Jose will spread sand on ice and make sure that the snow and ice are

removed as quickly as possible. We thank you for your continued cooperation on this.

We are still having some persistent problems with a few individuals putting trash out late at night and especially on Saturday nights. In some cases, piles of trash are being left out. Trash should only be put out Monday-Saturday mornings, barring holidays, as specified in our community's by-laws. There are a number of valid reasons that we have by-laws outlining specific trash pick-up days and times, including the fact that trash left out for extended periods is very unsightly; attracts squirrels, crows, and other rodents; and presents tripping and health hazards when it is spread around by the animals or elements. On a more basic level, our residents don't like looking at the mess and our trash collectors, maintenance crew, and residents don't appreciate having to pick up loose trash spread around the lawns. If your neighbors

-Continued on page 4

Buildings & Grounds Update

By Chuck Edwards and Lisa Farbstein, Co-chairs



Note to Unit Owners

Meadows By-laws require you to submit a written request for any changes in excess of \$1,000 that you are considering making inside your unit.

The Board of Directors must approve these changes before any work is begun.

Spring Planting: Plans are already under way and residents who have requests or suggestions should write to either Lisa Farbstein at 3422A-2 South Stafford Street or Chuck Edwards at 3460 A-1 South Stafford.

Tree Work: Don Hook's Tree Service has completed tree work throughout the community, including trimming and in some cases removing diseased trees—especially hemlocks and crab apples. Jerry Dieruf, our arborist, continues to work with Arlington County on the maintenance of our street trees and the County has already planted replacement trees on Utah at court 10, Stafford across from the community center, and at the entrance to Court 15 on Stafford Street. The County also added a new tree along Stafford Street at Court 14. In addition to these, there were several trees replaced along Quaker Lane. This area was also landscaped by the County last year.

Winter Gardening

Tips: Although gardeners are now house-bound by the cold winter weather, there some outside chores that can be completed before spring arrives.

Meadows gardening enthusiasts can:

- Reset any plants that have heaved out of the ground due to freezing and thawing;
- Cut back the tops of per-

ennial grasses before new growth begins;

- Apply a light fertilizer to fall-planted pansies when the weather allows and remove spent flowers;
- Prune summer flowering shrubs (*DO NOT* prune azaleas, hydrangeas, forsythia, etc. until after they flower, but it is OK to remove deadwood from these types of shrubs);
- Water any fall-planted trees or shrubs when temperatures are above freezing if there hasn't been sufficient rainfall; and
- Remove the old leaves of helleborus to allow emerging flower buds room to grow.

This is also a good time to start planning your spring and summer borders. Try to include at least one new plant that you have not tried before. You may consider beginning a gardening journal to record your activities this year and in those to come!

Trees: The committee would like to remind residents that our trees are living things that need to be nurtured and protected. They should never be used for signposts because nailing or stapling into a tree opens it up for disease. The community spends many hours and dollars protecting our trees, and we can all agree that they are es-

sential to the overall ambiance of the Meadows and all of Fairlington.

Common Areas Plantings:

Residents who are interested in planting a small flower garden outside a patio must first receive permission from the Buildings and Grounds Committee. Such gardens are subject to removal if the resident does not maintain the space. Please remember that permission is needed for any planting in common areas and that these additional plantings become the property of the condominium association. There are many things to consider when planting. Some of these include the existence of sewer lines, underground utility lines, the type of material planted and its impact on the community.

If you are interested in joining the Fairlington Meadows Building and Grounds Committee, please feel free to attend the upcoming meetings. All begin at 7:30 p.m. and last approximately one hour. Please check the *Messenger* for dates and places.

February 2

Hosted by Linnea Barry
3469A-2 South Stafford St.

March 2

Hosted by Annabelle Wright
3409 South Utah St.

April 6

Hosted by Judi Garth
3445 South Utah St.

First Meadows-Mews Gardening Workshop Slated for February 16

By Chuck Edwards and Tom Corbin

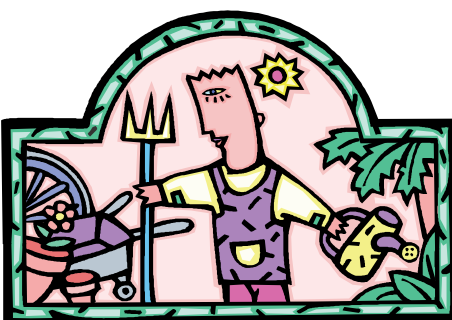
As announced in the last *Messenger*, the Meadows and Mews Buildings and Grounds Committees are launching a series of gardening presentations designed to arm interested residents with the knowledge they need to beautify their patios and other planting areas.

The first presentation, "Gardening in Small Spaces," will be conducted by certified master gardener Barbara Valenti on February 16 at 7:00 p.m. The event will take place in room 4 of the South Fairlington Community Center.

Currently serving as president of Master Gardeners of Northern Virginia, Valenti will address issues related to gardening in tight spaces, such as Fairlington patios. Topics will include getting started, picking

a formal or informal design, use of color, and selecting suitable plant materials. Valenti will also touch on container gardening, a topic that will be covered more fully in a future session. Her talk will feature slides, useful handouts, and a Q & A session.

If you plan to attend this program, please



RSVP prior to February 10. Meadows residents should contact Chuck Edwards (703-379-7256 or c-ed@comcast.net); Mews residents should contact Tom Corbin (703-931-0687 or tomrcor@aol.com).

Upcoming events being planned include an informative guided tour of the display gardens at Green Spring Park in Fairfax County in late spring.

This is a good opportunity for residents to obtain ideas to begin—or improve—their patio gardens and rethink their gardening strategies!

We hope to continue such presentations provided there is community interest.

Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice pres.
Judy Pisciotta, 2nd vice pres.
Paul Kealey, treasurer
Bryan Hochstein, secretary

Send correspondence to the Fairlington Meadows Board of Directors in care of Community Management Corp. at the address listed below.

For copies of Board meeting minutes, see the Meadows Web site (www.FairlingtonMeadows.com), view them on the community bulletin at the pool house, or contact Paul Leddy at CMC.

Messenger Volunteers

Kathryn Utan, editor
Rose Stack, distribution

Send letters, article ideas, or other items to the editor at 3407B South Stafford Street or via e-mail to kathryn_utan@yahoo.com.

Please include your name, address, and contact information with all correspondence.

Submitted items will be printed at the editor's discretion.



Property Management

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Fax 703-631-9786
E-mail: paull@cmc-management.com

On-site Maintenance

Jack Clark, manager
Jose Rameriz, assistant
Tel. 703-820-6799

Towing Requests

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

Food Bytes

By Janet Filer

Soups are a welcome addition to any meal during the chilly winter months. Chock-full of healthy vegetables, these quick, easy recipes make a satisfying lunch or dinner when served with a sandwich or cheese and crackers.

Vegetable-Beef Soup

- 1 pound ground beef
- 1 16-oz. package frozen mixed vegetables
- 2 cups tomato juice
- 2 cups beef broth
- 2 cups cubed potatoes
- 1/2 teaspoon salt
- 1/4 teaspoon pepper

Brown beef in a large sauce pan, stirring to crumble. Drain drippings and return beef to saucepan. Add remaining ingredients; bring to a boil. Reduce heat and simmer 20-25 minutes or until potatoes are tender. Yield: 4 servings.



Hearty Vegetable Soup

- 7 cups water
- 1 28-oz. can whole tomatoes, chopped
- 1 cup chopped onion
- 1 cup diced potatoes
- 1 cup sliced carrots
- 1 10-oz. package frozen peas
- 1 10-oz. package frozen baby lima beans
- 1 10-oz. package frozen corn
- 4 chicken bouillon cubes
- 1 bay leaf
- 1/4 teaspoon pepper

Combine all ingredients in a 4-quart Dutch oven; bring to a boil. Reduce heat and simmer 1 hour, or until vegetables are tender. Yield: 12-14 servings.

Notes from the Board

—Continued from page 1

are new and do not yet have the Residents' Manual or By-laws, please advise them on the rules. We appreciate everyone's cooperation in keeping our village a safe, healthy, and attractive place to live.

Another note about trash—Arlington County is considering taking over trash collection in multi-family complexes such as Fairlington Villages and is currently studying the feasibility of doing so. Their motivation for doing this appears to be a desire to improve recycling and reduce truck traffic. Some of the Fairlington Villages have already gone on record

against this proposal and the Meadows Board is looking into the ramifications this would have on residents of our community. Until we know more about the proposal, however, we are not in a position to either support or oppose it. We want to ensure that we maintain pick-up services six days a week and that we are not burdened with requirements such as making space for and maintaining permanent trash containers and/or dumpsters. Regarding recycling, we already have an active and effective program in place. We will be paying close attention to this issue and keep you informed of new developments as they arise. If you're interested in learning more on your own, sev-

eral articles are posted on the Fairlington Citizens Association Web site.

Jack and Jose continue to do a great job for us. In addition to daily grounds clean-up and building and grounds maintenance, they have been out surveying buildings, fences, parking lots, recreation facilities, and sewer laterals in an effort to help us prioritize work to be done in the coming year. If you see Jack working in the community, please take a minute to say hello and wish him well.

Again, we wish you the best for 2005. Remember, before you know it, the pool will be opening and we'll be having our social functions...Can't wait!

John Thurber, Board President