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Notes from the Board

*Dear Friends in Fairlington
Meadows—*

Your Board wishes you a fun and safe summer. Were you one of the 100 or so people at the pool for the 4th of July celebration? What a fun day! This was the second-largest turnout for a pool event in quite a few years, ranking just behind last year's Luau. A big thanks to Maureen and the lifeguards for decorating the pool area, cooking up the burgers and hot dogs, and running the games and swim events. They also made sure that the pool and its environs were safe and clean. This event gave me the opportunity to observe that we are in the midst of another demographic change—something that happens in our village every 7-10 years. There were plenty of new neighbors at the pool, including young singles and young couples with small kids. We old-timers welcome the newcomers and are happy to see the pool and tennis courts getting a good workout.

Those of you who are new to the neighborhood should check out the Meadows Residents Manual at our Web site (www.fairlingtonmeadows.com) for information about our condo association. You will also find directories listing the members of the Board of

Directors and the various neighborhood committees, as well as your court chairs. You can contact your court chairperson for general information and to get your copy of the welcome packet. Also, click on to the photo album of some of our pool social events posted by Rose Stack—you'll see lots of smiling people having fun. There



Residents young and old all love the Meadows pool!

are plenty of pool events scheduled for August and early September, so please join us, meet your neighbors, and make new friends.

The work on the tennis courts was completed several weeks ago and the new surface looks and plays great. Thanks are due to Ed Girovasi for providing recommendations to the Board and for keeping an eye on things

during the work. Thanks, too, to Paul Leddy, our property manager, and Jack Clark, our on-site maintenance man, for setting up and overseeing the contract. Good work, guys. Remember, tennis shoes only. Those colored-sole running shoes make "skid marks" on the new surface.

Do you know how much our association of 342 units pays the County each year for water and sewer services? A LOT!! We have to plan for more than \$100,000 a year for this line item, which represents a major element of our annual budget. We have been fortunate this spring and early summer to have had significant rainfall; this has minimized the need for irrigation of our trees, plants, and flowers. Our landscaping in the common areas represents a significant investment of capital and time and is a major contributor to the quality of life and overall excellent appearance of our village. New plantings need to be watered regularly, so please help out whenever you can. The established lawns, on the other hand, do not need to be watered even when they are turning brown. Grass is very resilient—it can tolerate periods without water and quickly rebound once the rain returns. To reduce

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Buildings & Grounds Update

By Chuck Edwards and Lisa Farbstein, Co-chairs

*Shady trees,
bright flowers,
and freshly
mowed lawns
make
summertime in
the Meadows a
time to
remember!*



New Tree to Grace Traffic Circle

A new tree will be planted in the center of the circle near the Fairlington Community Center. The B&G Committee worked closely with Arlington County, which has agreed to plant a copper beech tree this month. When mature, a copper beech can grow 50-60 feet tall and 40 feet wide, making it a magnificent shade tree and the perfect addition to the circle. Copper beeches are characterized by copper-colored leaves shaped like an egg with a pointier tip and are considered moderate-to-fast-growing.

Trees Treated for Dutch Elm Disease

The five Elm trees in Fairlington Meadows were recently treated for Dutch Elm Disease by Care of Trees, Inc. The tree in Court 15 was diagnosed with the disease, which alerted the B&G Committee to the fact that all of the trees should be treated. The diseased tree has been pruned and our arborist will be monitoring its health in the future.

New Trees Needed to Provide Barrier for Tennis Courts

The trees adjacent to the Meadows tennis courts that provide a barrier between the courts and the resident patios behind them are diseased and will be replaced this fall. The Committee will work closely with residents in the immediate area to determine what species of trees they would like to see planted once the diseased crabapples are removed.

At the same time, input from Meadows residents whose patios or the rear of their units face the Fairlington Glen tennis courts will also be asked about their preference due to the fact that the trees forming the existing barrier are slated for replacement as well.

This summer, the Committee will send notices to all residents directly affected by this project.

Common Areas Receive Much-needed Attention
Meadows on-site maintenance staff Jack Clark and José Ramirez worked on improving the appearance

of B-Building common areas as well as the Dominion Virginia Power electrical boxes on the grounds earlier this summer.

José did some touch-up painting on the interior woodwork, paying particular attention the baseboards, handrails, and other areas that are prone to wear-and-tear and chipping. The electrical boxes throughout the Meadows also got a face lift with paint supplied by the power company.

Think Ahead—Fall Planting Season is Just around the Corner!

If you are interested in having some of the “holes” in your front garden filled with new shrubs, or if you see an area in your court that is in need of a gardening facelift, please complete the form requesting landscape work that is posted on the Meadows Web site and send your request to the Committee for consideration.

Help New Plantings Survive the Heat

Residents are asked to be kind to newly-planted shrubs in the common areas and provide them with a healthy drink when rainfall is scarce. During the hot summer months, shrubs and small trees should be watered at least once a week and newly-

Buildings & Grounds Update



-Continued from previous page

planted trees and shrubs several times a week for the first year.

Be Kind to Our 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 as sign-posts 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 essential to the overall ambiance of the Meadows and all of Fairlington.

Looking to Exercise Your Green Thumb?

Residents who are interested in planting a small flower garden outside a patio must first receive permission from the Buildings and Grounds Commit-

tee. 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.

See a Paper, Pick it Up...

Fairlington Meadows covers about 22 acres, and all of us need to help keep our homes and community as attractive as possible. Therefore, if you see a

bit of debris on the grounds, please consider picking it up and disposing of it properly. All of us working together will help keep the Meadows looking great.

B & G Committee Seeks New Members

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

September 7, 2005

Hosted by Linnea Barry
3460 S. Stafford St., Unit A-2



Sell Your Unwanted Treasures at the B & G Committee Yard Sale!

When: Saturday, Sept. 24 at 9:00 a.m. (rain date Sunday the 25th)

Where: Fairlington Community Center Basketball Court (bring your own table!)

Donation: 15 percent of your total sales to benefit the Meadows Flower Fund

For more information or to pre-register for a table, call Judi at 703-931-3693, or just come that day. Donations are appreciated for our "White Elephant" table, but please, no furniture!

How Do You Spell (Tax) Relief?

Arlington County Launches New Programs to Help Low-to-Moderate Income Homeowners Face Ever-Escalating Property Tax Bills



The deadline for filing for the Homeowner's Grant Program is September 30th ...

The county also has other tax relief programs for elderly and disabled homeowners.

To help Arlington County residents keep up with increasing property values, real estate taxes, and rent increases, the County Board has approved several initiatives for fiscal year 2006, which began in July of this year.

Homeowners Grant Program

The new Homeowner's Grant Program will provide a \$500 grant to any household in Arlington with an income of \$72,000 per year or less and assets less than \$240,000.

An additional \$50 will be added to the household grant for each dependent living in the home. Acceptable dependants include minor children and other household members claimed as dependents on the property owner's federal tax return.

If all owners (excluding the spouse) are 65 or older, or permanently disabled, they should apply for Real Estate Tax Relief instead.

Real Estate Tax Relief Program

The Board increased in income and asset limits—to the maximum permitted by State law—for the County's tax relief program for the elderly and persons with disabilities. This change is effective for 2005 real estate taxes.



The income limit has been raised to \$72,000 and the asset limit has been raised to \$340,000.

The program provides tax exemptions of 100 percent, 50 percent, or 25 percent for households that qualify and have assets below \$240,000. Any balance that is not exempted may be deferred.

For households with income less than \$72,000 and with assets between \$240,000 and \$340,000, homeowners can defer all or a portion of their real estate tax for as long as they own the home.

The deadline for filing an application for the Homeowners Grant Program is September 30, 2005.

More information on Arlington County's tax relief programs can be found online at <http://www.arlingtonva.us/portals/Topics/TopicsTaxReliefAfford.aspx>, by calling (703) 228-1350, or by e-mailing dhs@arlingtonva.us.

Information for this article courtesy of Arlington County's Web site.

Annual Meeting Scheduled for October 27

The Fairlington Meadows Board of Directors has scheduled the community's annual meeting for Thursday, October 27 at the Fairlington Community Center. Light snacks and beverages will be served immediately prior to the meeting, which starts at 7:30 p.m. More information about the meeting will be provided in a mailing in September, as well as in the September-October issue of the *Messenger*.

As always, your attendance—or submission in advance of your signed proxy—is VERY important because a quorum representing a minimum of 50 percent of the votes in accordance with the percentages assigned in the community's master deed is required. What this means is that we need roughly 171 co-owners to either attend the meeting or to send in their proxies in order to conduct business at the annual meeting and approve the budget for 2006. We just made it by the slimmest of margins last year so your cooperation is critical to a successful meeting this year. Please watch your mail for the annual meeting packet.



Pool Season Is Not Over Yet!

Join your friends and neighbors for these last few great activities scheduled for the dog days of summer at the Meadows Pool

Monday, September 5- Labor Day Community Picnic and Pool Party at 5:00 p.m.

Sunday, September 11- Pool Closing Picnic at 5:00 p.m.

If you have any questions about these events or other related activities, please contact Pool Committee Chairman Cliff Beasley at (703) 671-5135.

The Pool RULES!

Summertime Events at the Meadows Pool

Allow Residents to Mingle and Enjoy Their Community



Pool staff prepare for a Mom and Tot Cookout early in the season.



Photos courtesy of Rose Stack and Cliff Beasley

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.

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 Fairlington 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. Include your name, address, and contact information with all correspondence. Items will be printed at the editor's discretion.



Property Management

Paul Leddy
Community Management Corp
12701 Fair Lakes Circle
Suite 400, PO Box 10821
Chantilly, Va. 20153
Tel. 703-631-7200
Fax 703-631-9786
E-mail: paull@cmc-management.com

On-site Maintenance

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

Towing Requests

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



Neighbors take time to get to know one another better while sampling a wide variety of wines and tasty treats.

Evening Wine and Cheese Socials are always a favorite way to unwind after a long day.



Discussing the merits of various libations is a favorite pastime for seasoned veterans of Meadows Wine and Cheese events.



A bottle of white, a bottle of red... with everyone bringing their favorite wine or snack to share, sampling things both familiar and exotic contributed to the fun!

Food Bytes

By Janet Filer



With summer in full swing and the typical DC area heat and humidity upon us, these ice cream pie recipes are the perfect remedy for a hot, sweltering day—and they couldn't be any simpler to prepare. Keep a couple on hand in the freezer for when unexpected guests show up!

Lemonade Ice Cream Pie

- 1/3 cup Country Time lemonade mix (in a canister)
- 1/2 cup water
- 1 pint vanilla ice cream
- 1 9" graham cracker pie crust
- 1 8-oz. container of Cool Whip

Stir lemonade mix with water until dissolved. Add ice cream and stir until smooth and roughly the consistency of Cool Whip. Add the Cool Whip and stir until combined. Pour into pie shell and freeze for at least four hours.

Oreo-Fudge Ice Cream Pie

- 1 quart vanilla ice cream or frozen yogurt, softened
- 1 9" Oreo cookie pie crust
- 1/2 cup chocolate fudge sauce
- 1 8-oz. container of Cool Whip

Spread ice cream in crust and top with fudge sauce. Freeze six hours or until firm. Garnish with whipped topping and bite-size Oreo cookies before serving, if desired.

Notes from the Board

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water consumption and keep our water bill as low as possible, we ask that you don't water the established lawn areas. There are lots of helpful tips out there on conserving water. I want to point out one important tip to all our residents—please fix any leaking toilets. It is believed that 20 percent of all toilets leak and each leaking toilet wastes 100 gallons a day. Simple, do-it-yourself repairs can save a considerable amount of water and save us all money. Thanks for your cooperation.

Parking is always a sensitive issue whether it's in the neighborhood, at the shopping center, or at work. Fairlington Meadows has 15 parking courts that provide one parking space for pretty much each unit and also some dedicated visitor spaces. Most courts have numbered, reserved spaces. People park in the space marked with their unit number. Three courts (2, 11, and 14) have reserved but unassigned parking spaces. Several

years ago, the residents in these courts decided that they preferred to have reserved, unassigned parking rather than numbered, assigned parking. Residents in those three courts have Fairlington Meadows tags (**FM**) that allow them to park in any spot in those courts. People parking in those courts without having an **FM** tag are subject to towing. There are several units on South Stafford Street that are not directly adjacent to a parking court. These folks park either in the courts with unassigned parking using their **FM** tags or park on the street. In addition most of these residents have Arlington County Zone 11 street parking tags, which allow unrestricted parking on the street near the Fairlington Community Center. The Board has received very few complaints or expressions of concern in recent years regarding the parking situation in the Meadows but, prompted by two residents, has decided to solicit input from Meadow residents on whether the current situation is adequate or whether we should explore new parking arrangements.

Please forward any suggestions or comments you might have to Paul Leddy at CMC. Paul is setting up a file for the Board and we will review and consider all suggestions and comments. Thank you in advance for any inputs you may provide.

Thanks to everyone who helps make Fairlington Meadows a nice place to live. We hope to see you at the upcoming pool social events.

—John Thurber, Board President

