

PUBLISHED BY THE  
FAIRLINGTON  
MEADOWS COUNCIL  
OF CO-OWNERS  
IN HISTORIC  
FAIRLINGTON

# Meadows Messenger

VOLUME XXVI, NO. 3

JULY - AUGUST, 2008

## INSIDE THIS ISSUE:

**B & G** 2  
Update

**Pool News** 4

**Community** 6  
Directory

## News from the Board

Your Board hopes you are having a fun, relaxing, and safe summer. We have certainly had a lot of rain this spring and early summer, which is good news on several fronts. It has replenished our municipal reservoirs and the groundwater table. It has greatly reduced our need for outside watering, thus saving money on one of our highest annual expenses. And finally, it has been a good test of our newly-relined sewer laterals. While there has been some water infiltration into a few buildings recently, none has been related to the sewers that have been relined, which is great news!

We remind you that one of the best strategies for protecting against rainwater infiltration is to place properly-sized covers over your window wells. Also, make sure the "weep holes" in your window sills are kept clear so that water will drain out (this should not be a problem if you have replacement windows).

By the time you read this, we should be approaching completion of the second phase of sewer lateral repair and relining. We tackled the worst 15 lines last year and continued with 17 more this year. We decided to acceler-

ate the work and complete the project in three seasons rather than four or five, so all the lines should be done by spring of next year.

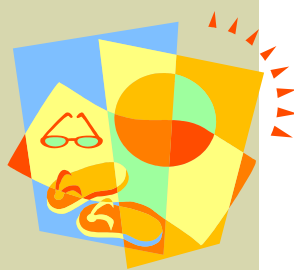
We have been very happy with the performance of our contractor, US Sewer & Drain, and that of our engineer, Ron Kirby, Jr. Their work has been excellent and the Board finds them very easy to work with. Although we have had to dig pits to gain access to a number of the pipe networks, we have avoided all the trenching that would have been required had we chosen to replace the pipes rather than to reline them. Relining is considerably less expensive than total replacement and has much less impact on our grounds. The pits must be allowed to settle for several weeks before final grading and lawn restoration are undertaken.

The roof covering 3443A - 3447B S. Stafford Street will be replaced in late summer or early fall. We continue to closely monitor our roofs to ensure that any loose or broken slates are refastened or replaced as soon as we notice them. We also make sure that the flashing stays intact. If you see any loose roof elements, contact Jack at (703) 820-6799, and he will make the needed repairs.

Our patio fences have cap boards that run across the tops of the vertical slats. These boards are meant to protect the vertical slats from water damage and need to be replaced from time to time, especially if the squirrels chew on them. If you believe your cap boards may need to be replaced, or if you have other problems with the gate or fence boards (particularly if you notice any termite damage), please contact Jack and he will schedule the repairs. Also, stain is available at the shop for residents who would like to spruce up the inside of their patio fences. Again, Jack is the one to contact.

The Board will soon be soliciting proposals for the next painting cycle, which includes Courts 1, 2, 11, 12 and 13. We have employed Middendorf Painting Co. for the past three years with much success. Along with the request for proposal goes a set of very detailed specifications for the work and an extensive contract annex for painting processes and procedures developed by the Board. Also, a portion of Jack and José's workday is earmarked for contractor oversight, quality control, and inspec-

*Continued on page 3*



# Buildings & Grounds Update

By Chuck Edwards and Drew Thompson, 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** — This project was completed in May and residents are requested to water the new material. The B&G Committee has two small plantings each year, one in the spring and one in the fall. If you missed the spring planting, please submit a request by September 1 to be considered for the fall planting. You may download the request form from the Meadows Web site or submit a request in writing to Drew Thompson at [thompsov@gmail.com](mailto:thompsov@gmail.com) (4307 South 35th Street) or Chuck Edwards at [c-d@Comcast.net](mailto:c-d@Comcast.net) (3460A-1 South Stafford Street).

**Watering Tips** — During hot summer weather, water shrubs and small trees once a week. Newly planted trees and shrubs should be watered 2-3 times weekly for the first year. Water plants for 30-40 minutes using a slow trickle from a hose. It is not necessary to water lawn areas during the summer unless there is a particular concern. In dry weather, grass becomes dormant, but will revive after any measurable rainfall. If watering the lawn becomes necessary, remember to do so in the morning because there is less wind, lower temperatures, less evaporation, more time for grass roots to absorb water, and time for grass blades dry

out by nightfall, which discourages fungus. Do not water during the hottest part of the day when most of the water will be lost to evaporation. If watering in the morning is not possible, please wait until after 6:00 p.m. for better results. Remember—over-watering and light, frequent watering wastes water, encourages weed growth, and can damage the lawn.

**Grounds Work** — Our grounds contractor, Valley-Crest, is scheduled to mow, edge, and maintain our shrubbery every 7-10 days during the growing season, depending on weather conditions. If there's a lot of rain, they may need to wait for the ground to dry. On the other hand, if there is a dry spell, they will not mow to keep from harming the turf.

**Common Area Plantings** — Residents who are interested in planting a small flower garden outside a patio must first receive permission from the B&G Committee, which will review the request. 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 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.

**Trees** — The Committee would like to remind all residents that our trees are living things that need to be nurtured and protected. They should never be used for signposts, because nailing into a tree opens it up for disease. The community spends many hours and dollars protecting these trees, and we can all agree that they are essential to the overall ambiance of the Meadows and Fairlington.

**Lawns Contract** — The B&G Committee is working with our property manager, Jason Eglin, to update the lawns contract and solicit proposals. The Committee will make recommendation to the Board of Directors in the fall.

If you are interested in joining the Meadows Building and Grounds Committee, please feel free to attend an upcoming meeting. They begin at 7:30 p.m. and last approximately one hour.

The next meeting will be help in September; please check the next issue of the *Messenger* or the Meadows Web site for more details.

## News from the Board

*Continued from page 1*

tion. This multi-layered approach has been working very well for us. We will again wait until the end of summer to begin painting rather than do it during the hottest months. The cooler weather provides the painters with a better work environment, better conditions for the painting process, and is less subject to thunderstorms. Also, more residents are home from travel and vacations and are available to open their windows and doors for the painters. In order to prevent any confusion as to the responsibilities of the painters and the homeowners, the Board has assembled a set of painting guidelines for residents. These guidelines are meant to assist the homeowner and cover things such as moving patio furniture, removing storm windows, making sure your air conditioner is

off so the unit can be covered and protected, etc. Those in the painting cycle will be provided with a copy of those guidelines, as well as notice of when the painters are expected to begin in their particular area. Residents' cooperation is paramount to the success of the painting contract.

The Board's monthly meeting is once again being held at the Fairlington Community Center (FCC) now that the renovation work is complete. We would like to thank Abingdon Elementary School, Wakefield High School, and the Shirlington Library for allowing us to use rooms in their facilities during the renovation period. The Board's next meeting is scheduled for Wednesday, July 16.

Visit our Web site for meeting details and other useful information ([www.fairlingtonmeadows.com](http://www.fairlingtonmeadows.com)).

Believe it or not, the Annual Meeting

is just around the corner. It is scheduled for Wednesday, October 29 at the FCC, so mark your calendar. Prior to the meeting, you will be receiving in the mail an informational packet with proxy form and instructions.

Again, we wish you a wonderful summer. Be sure to head over to the pool and enjoy the many events the Committee has planned, while you meet and greet your friends and neighbors.

Best regards,

—John Thurber, Fairlington Meadows Board President



## Former Meadows Manager John Kilkenny Dies

The Meadows Board of Directors was saddened to learn of the passing of John Kilkenny, who served as our property manager from 2006 until earlier this year when he and his wife moved to Florida. After only a few short months in his new home, John suffered a heart attack and passed away a few days later.

John always looked out for our best interests, especially when negotiating contracts and provided our community with excellent service during his tenure. He had good contacts in the industry and beyond, always responded with "no problem," and followed through in a timely manner no matter what the Board asked him to do. He kept current with not only our governing documents, but also with condominium law, and he made

sure that the Board was kept abreast of legislative changes.

As serious as he was about his work, John also had a dry wit and deadpan delivery that would often catch you off-guard. He once related a story of how he had received a letter from an attorney that contained a thinly-veiled threat. Unbeknownst to the attorney, John was a good friend of the senior partner in the firm who, it turned out, had no idea that his firm's letterhead was being misused. A call to his friend, and John was assured that the matter was closed. You didn't mess with John.

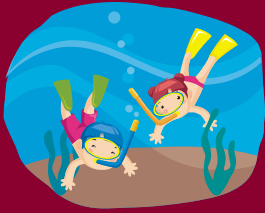
John did us one last big favor, leaving us his legacy in the person of Jason Eglin, our new property manager. We were

told that Jason was "a younger version of" John, and that has proven to be the case. John would be proud to know that Jason has so ably taken over right where he left off.

We were fortunate to know John and privileged to work with him. We extend our heartfelt sympathies to his family and friends. A celebration of John's life was held June 13; inurnment will take place at Arlington National Columbarium on Wednesday, July 30, 2008, at 1:00 p.m.

Memorial contributions may be made to the American Heart Association, U.S. Navy Memorial Fund, at [www.lonesailor.com](http://www.lonesailor.com).





## Just Dive In!

The Meadows Pool Committee needs more volunteers, so if you're interested in helping pull together social events or aiding in the occasional run to Costco for pool supplies, please contact co-chairs:

Lindsey Collins  
3365 S Stafford  
703-845-5508

Lindsey.suzanne.col  
lins@gmail.com  
or

Jennifer Lightbody  
3445B S Stafford  
703-671-4261



# What's Going on at the Pool?

By Lindsey Collins, Pool Committee Co-chair

Pool season in Fairlington Meadows is in full force and we've gotten off to a great start. The pool opening party, cocktail party, and pizza party were great successes! A big thank you to all who came, volunteered their time and efforts, and especially to the Committee members who make it possible for the entire Meadows community to enjoy another summer at the pool.

It's still not too late to join the Pool Committee. We are always looking for new perspectives and additional volunteers, so if you are interested in joining or even just volunteering to help out from time to time, please contact Lindsey Collins or Jennifer Lightbody (see contact information in the sidebar at the left).

We need help planning social events, as well as people who can occasionally be the Committee's eyes and ears at the pool, so we can continue to develop a productive and efficient working relationship with Community Pool Services.

If you have concerns, complaints, or suggestions, please do not hesitate to contact us and we'll address your comments at our meetings and summarize them to the Board of Directors.

All residents should have received a copy of the 2008

Meadows Pool Rules with their pool pass application, but if you didn't please contact Lindsey Collins for an extra copy. These are also posted in the glass case at the pool entrance close to the restrooms.

Pool passes are required for all Meadows residents who use the pool. If you haven't already filled out an application and obtained a pool pass, please contact Lindsey Collins. Some other rules to keep in mind:

- Sign in at the guard table every time you frequent the pool.
- Children under 12 should always be accompanied by an adult, no exceptions.
- Running in the pool enclosure and bouncing basketballs on the pool deck are prohibited.
- No glass bottles or containers are allowed in the pool area (the only exception the Meadows makes is the cocktail party, which has passed).

We'd like to ask residents to take care of the pool toys; when they are left in the pool when not in use, they rapidly deteriorate because of the pool chemicals and don't last as long.

Anyone who wishes to bring more than six guests per unit at one time must complete a *Request for Additional Pool*

*Guests* form. This form is available from the lifeguards and should be returned to the Pool Manager a minimum of 10 days in advance of the event.

Committee members have noticed that parental supervision of toddler age children at the pool is sometimes not all it should be in both the large pool and the wading pool. If you have a child with limited swimming abilities, please stay close by. The lifeguards are required to be at the guard table and the guard chair during operating hours and must vigilantly watch all the other patrons as well. Additionally, children wearing diapers in the pool should also be wearing rubber pants.

Alcohol is allowed at the pool, but please follow the "no glass" rule and opt for a can or plastic bottle. The lifeguards have added a new recycling can next to the red trash can, so we ask that you recycle.

Several residents have inquired about the smoking rules at the pool. Smoking is allowed on the grassy areas inside the pool enclosure and an ashtray must be used. The Pool Committee has decided to conduct a survey on the smoking rules at the pool. The survey is at the guard table and we'd appreciate hearing from you.

## Meadows Bids a Sad Farewell to Rusty Garth

Russell Y. Garth, known to most of his friends in the Meadows as Rusty, died May 15 and was memorialized on June 21 before some 200 guests.

The Garths—Rusty, Judi, Erin and Ryan—lived in Court 11 for 32 years. Rusty was a family man, friend, neighbor and committee member. He was diagnosed with amyotrophic lateral sclerosis (ALS) last summer, and died from complications resulting from the disease. The family moved to a condo in the area when wheelchair accessibility became necessary.

Rusty was born and raised in Louisville, Kentucky, where he was an outstanding student, a leader in school activities, an Eagle Scout, and a competitive tennis player. Although most of us knew he was a state-champion tennis player—it was pretty obvious!—we did not know that he also had a passion for poetry, music, and bird watching, which sustained him throughout his life. He also loved all kinds of board games and playing cards, and friends can certainly attest to this.

When his son, Ryan, was diagnosed with Fragile X syndrome, Rusty became a vigorous advocate and

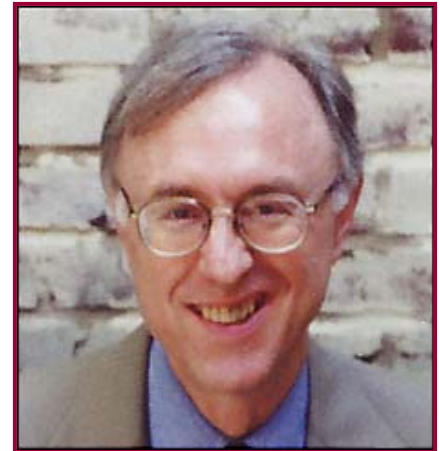
ultimately a board member of the Arc of Northern Virginia, serving in that capacity for 10 years. For this service, the Arc created an award in his name in 2007. Rusty also worked with Arlington Public Schools and the Arlington County Department of Human Resources to design workshops for parents.

He was a founding member of the Concerned Parents for Adult Services in Arlington. This year, Rusty and Judi were among the first recipients of a Lifetime Achievement Award from the Arlington County Department of Human Services.

During his illness, Rusty was greatly moved and appreciative of the kind words and visits from dozens of his colleagues and friends from all over the United States. From these conversations, he came to better understand the scope of his professional and personal accomplishments.

"Rusty was a long-time Meadows resident who was often a voice of calm and reason when annual meetings dealt with heated topics," says former Board president Ed Girovasi.

"He had a knack for seeing both sides



of the issue and offering up ways to overcome the differences. He loved to play tennis and was a regular at the pool, where you'd often find him playing with Ryan. Other times he'd be challenging friends to a spirited game of ping-pong. He will be missed."

The Meadows will indeed miss Rusty and our thoughts and prayers are with his family and friends.

—Contributed by Rose Stack

### Upcoming Events At the Pool

The Meadows Pool Committee wishes you all a wonderful summer! If you are new to the community, welcome to the neighborhood. We hope to see you at the pool!



July 19 — Luau Party \*\*Charge for food

July 31 — Ice Cream Float Night

September 7 — "Say So Long to Summer" Potluck (Pool Closes) \*\*Charge for food

# Fairlington Meadows Community Directory

## **Board of Directors**

John Thurber, president  
David Andrews, 1st vice president  
Lisa Farbstein, 2nd vice president  
Debbie Diener, treasurer  
Jacqueline Maguire, 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](http://www.FairlingtonMeadows.com), view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.*

## **Property Management**

Jason Eglin  
Community Management Corp  
12701 Fair Lakes Circle  
Suite 400, PO Box 10821  
Chantilly, Va. 20153  
Tel. 703-631-7200 (x 212)  
Fax 703-631-9786  
[jeglin@cmc-management.com](mailto:jeglin@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

## **Messenger Volunteers**

Kathryn Utan, editor  
Rose Stack, distribution

*Send letters, article ideas, or other items to the editor at 3407B South Stafford Street or send an e-mail to [kathryn\\_utan@yahoo.com](mailto:kathryn_utan@yahoo.com).*

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

