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# Meadows Messenger

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MARCH-APRIL 2007

## News from the Board

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*Winter surprised us this year with a few chances to play in the snow after such a mild start.*

*Hope YOU had fun!*

Your Board of Directors wishes you a warm and healthy spring.

A fairly dry winter means that our trees, shrubs, and plants are thirsty. Please take a few minutes when it warms up in April to give them a good soaking and protect our landscaping investment. As mentioned in past issues of the *Messenger*, the lawns will do just fine without being watered, but the taller plants need our help.

This is the time of the year when we begin to see the results of all the hard work our Buildings and Grounds Committee members put into our community. Blossoming trees and plants are a wonderful reward to each of us for getting through another winter.

We would like to thank all of the B & G Committee members, and especially Chuck and Judi, for everything they do to keep our neighborhood looking so good. I know that many of us are getting spring fever and are anxious to get working in our patios and flower beds. With that in mind, I'd like to remind residents that any work you might want to do in the common areas needs to be proposed to the B & G

Committee in writing and duly approved. This requirement helps ensure the harmony of our landscaping and the maintainability of our common areas. Another thing to keep in mind as you remove dead plants and other debris from your patio, please don't leave any garbage bags out after the trash has been collected or overnight.

We have two requests for proposals out on the street as this issue goes to print. We are soliciting proposals for pool management and for landscaping and grounds keeping for 2007. With input from the Pool Committee and B & G Committee respectively, we anticipate contractor selections by the end of April.

We already have signed a contract for the first phase of sewer lateral upgrades, which will consist of sewer line repairs and relining. In addition, we hired an independent engineer to monitor the work and assist the Board with contract oversight, advice, and periodic status reports. This will help ensure that all work is done correctly and completely. We look forward to upgrading the 15 worst sewer laterals this year and the anticipated significant reduction in water backups into the units being

served by these lines. On a related note, the Board just completed and approved an amendment to our Policy Resolution No. 03-30-04 titled "Responsibilities for Flood Damage, Repair, Clean-up, and Property Replacement." This amendment provides additional clarification of Association and homeowner responsibilities. It is posted on our Web site for your review and familiarization.

It has been more than two years since we began negotiating the upgrade of our cable TV contract with COMCAST. While there seems to be a willingness to cooperate on COMCAST's part, they have been very slow with their reviews and discussions with us. The new contract will be very specific about proper and approved methods of cable installation in our community. Unfortunately, COMCAST has not been as responsive as we had hoped, and we are looking for ways of getting their representatives to better address our requests.

Installation abuses are getting out of control; we need to get the company to abide by our cable installation criteria.

*Continued on page 3*

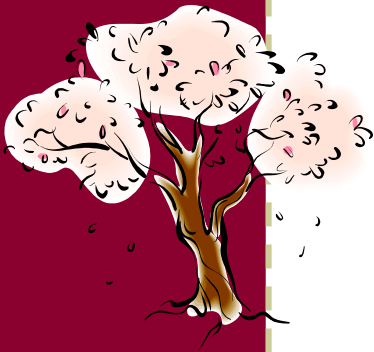
# Buildings & Grounds Update

By Chuck Edwards and Judi Garth, 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

Spring is just around the corner and Committee members will soon assess the community for trees and shrubs that urgently need replacing. The spring planting will be small, with major work slated for fall when there is more chance of rain and temperatures conducive to plant survival. If you have a request, contact the Committee in writing prior to April 1. Download request forms at the fairlingtonmeadows.com or submit a written request to Chuck at c-d@comcast.net or Judi at judigarth@comcast.net.

### Did You Know?

Each spring and fall the Committee evaluates the community for areas needing improvement, including trees and shrubs that need to be replaced. In 2006, Valley Crest, our grounds contractor, planted 20 trees of different varieties, 109 shrubs ranging from azaleas to yews, and dozens of hosta and liriopie in the Meadows. Our goal is to plant trees and shrubs that can withstand drought and high temperatures that have been the trend lately. If you live close to any of these new trees and shrubs, please help us keep them alive by watering them several times a week when the ground thaws, especially during dry or hot weather. New plantings need TLC for several years to ensure their health and longevity. Thanks for your help.

### Spring Cleaning

In March, Valley Crest will remove leaves and debris, as well as do edging, weeding, and mulching of the tree and shrub beds. The parking lots will be cleaned in late March or early April. Crabgrass control will be applied around the same time and the trees and shrubs will be fertilized. Mowing will begin in April.

### Arborist

Meadows arborist Jerry Dieruf will inspect the Meadows' trees and shrubs four times during the year and make recommendations about the health of our plantings and ways of combating pests. We depend on Jerry's expertise to advise us on which trees need to be pruned and which need to be removed.

### Street Tree Pruning

You may have noticed street trees being pruned in Fairlington. Arlington County contracts with Care of Trees for assessing, pruning, and removing dead trees planted between the street and the sidewalk. This pruning is done every eight years. Street trees that have died are replaced by the county.

### Did You Know?

The Meadows encompasses 22 acres with five miles of sidewalk. José walks the community each morning checking for burned out lights, fallen shutters, gar-

bage, and other problems. Please help us keep our neighborhood looking great by picking up any debris that eludes the trash company and thank Jack and José for the great work they do for us, especially the recent snow removal!

### Common Area Planting

Residents are welcome to plant annuals in existing front beds. If you would like to plant a new flower garden outside your patio, however, you MUST first receive permission from the B & G Committee. Such gardens are subject to removal if the resident does not maintain the space. Any plantings placed in the common areas become the property of the condominium association.

Interested in maintaining the beauty of the Meadows? We welcome new members at our meetings the first Wednesday of each month from 7:30-8:30 p.m.

### Upcoming Meetings:

#### April 4

contact Chuck or Judi for location

#### May 2

Richard Lawrence  
4200 South 34th Street

#### June 6

Janet Filer  
3444 South Stafford Street

# Trash or Treasure?

## Tell Us What You Think about “Examiner” Deliveries in the Meadows



You may have noticed that for the last year or so copies of the *Examiner* have been distributed in our community every morning. Most of the time, this free tabloid is found in bushes, on the lawns, and in the gutters. The delivery people rarely leave the paper on doorsteps and, so residents don't know if the paper is for them or for someone else. As a result, most are just left outside, unread.

Our maintenance crew picks up the majority of these papers. This is a waste of both the time Jack and José must spend maintaining the grounds and the actual dollars we pay to incinerate the additional trash. It also is a waste of resources.

The Board views this as large-scale littering of our community and would like the wholesale distribution of the paper to stop. We contacted the *Examiner* about this practice and were told that they plan to continue distribution against our wishes. There is something we can do to stop the deliveries, through due process with the county. However, before we proceed with what will no doubt be a lengthy process, we would like to know how many of our residents actually like getting this paper.

If there are enough people who would like to get this daily, we could try to negotiate alternative distribution methods, such as having a couple

newspaper boxes in the community similar to the kinds you see at Metro stops or maybe the *Examiner* could deliver only to those who want the paper.

If you would like to continue receiving the *Examiner*, please contact John Kilkenny at CMC (his e-mail address is [jkilkenny@cmc-management.com](mailto:jkilkenny@cmc-management.com)) within three weeks of receiving this issue of the *Messenger* and leave your name and address with him. We would also like to hear from people who are tired of finding this paper all over the community every morning. John will report the level of interest to the Board and we will proceed based on this information.

# News from the Board

*Continued from page 1*

As residents, you can be a very effective partner in our efforts if you make sure any work you have done complies with the following very clear guidelines:

- Cables will be installed on the back wall of the buildings only;
- Building entry points will be at or very near ground level for all units except for the upper Braddock units in the B-buildings;
- Cables will not be looped or lay slack on the ground or building sides; and
- Permanent cables will have black insulation only.

As I have mentioned in earlier newsletters, the cable installations in

our community have gotten to be a problem and are not only unsightly but have become tripping hazards in the common areas. COMCAST uses subcontractors for cable installation and chances are good that they will not know the rules of our community. Your cooperation when having cable installed will be greatly appreciated.

We wish our Fairlington Meadows friends and neighbors a wonderful Spring. Check out our Web site ([www.fairlingtonmeadows.com](http://www.fairlingtonmeadows.com)) for important community information and for the schedules of our meetings.

—John Thurber  
President, Board of Directors

## Thanks...



I wanted to express my sincere appreciation to everyone who contributed to the Sheehan Family Memorial Fund, and to Kathryn Utan, editor of the *Meadows Messenger*, and Rose Stack, our court liaison, for taking an interest in our story. This has been a difficult time given the numerous holidays since Senan's death in November. Valentine's Day was especially hard for me—I had not been alone on that day for a very long time. Ethan talks about his daddy quite often; I know he misses him and will continue to do so for a long time to come. Once again I wanted to thank everyone in the community for their well wishes and support. God Bless.

With Kindest Regards,  
Michelle and Ethan Sheehan

# 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 John Kilkenny at CMC.*

## **Property Management**

John Kilkenny  
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  
E-mail: [jkilkenny@cmc-management.com](mailto:jkilkenny@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.*

