

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

Meadows Messenger

VOLUME XXVI, NO. 2

MARCH - JUNE, 2008

INSIDE THIS ISSUE:

B & G 2
Update

Jack's Tips 5

Recycling 5
Refresher

Pool News 6

Tennis 7
Anyone?

Community 8
Directory

News from the Board

Your Board wishes you a fun, safe spring and early summer. We have a lot going on in the Meadows in the coming months, so this report is a long one, chock full of useful information for residents and owners.

Work on the next group of sewer laterals is about to begin. The Board accelerated last year's work plan and we were able to get more than half the lines repaired and relined in 2007. This year we will be tackling 17 more lines with the remaining few slated to be done in early 2009.

We are using a relining process that greatly minimizes the

need for digging but, as we've discovered, it is still necessary to dig access pits to reach some of the sewer lines while

others can be reached through existing manholes in the street or parking lots. In addition, some sections of pipe require replacement, which also necessitates digging.

Residents should not open or otherwise disturb the white

sewer line access covers, which are located in the lawn areas and within the common area flower beds.

As we also learned last year, work to the buildings where work is taking place must be turned off in order for the contractor's crew to perform the maintenance, and also to provide a proper and sanitary working environment.

Oddly enough, water line shut-offs sometimes affect unrelated buildings, but due to the nature of our underground pipelines, we can't predict this with any certainty until the water is actually turned off. In fact, it may even occur in a different court.

We will do our best to notify all residents whom we believe will be affected, but we do request your patience if you end up being one of those affected.

Overall, we do everything we can to minimize the impact on residents and appreciate your cooperation as we move forward with this crucial project.

We would like to thank Jack and José for repairing several of the pit areas. Rocks were removed from these areas, which were then graded and seeded, and straw was laid.

The work was on par with that of our professional landscaping company.

Spring seems to be the prime season for home renovations and the Board has received a number of related requests recently. Please remember that according to the Master Deed anything over \$1,000 must be approved by the Board prior to commencement of work.

Over the last few years, the approval process for renovations has been streamlined and is not burdensome on anyone. One of the Board's responsibilities is to maintain the aesthetics of the village and the integrity of the buildings. To do that, we must know what modifications are being made to the units, especially where electrical and plumbing work are concerned, to protect not only individual homeowners, but all others in the building, as well.

We have received numerous calls from residents inquiring if their neighbors have secured the proper County permits for work being performed because they are rightfully concerned about their own attached homes.

Continued on page 3



Springtime in the Meadows offers a welcome change from the dreary winter vistas.

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 — In March, Committee members reviewed the entire community along with residents' requests for the spring planting. The committee submitted its recommendations to the Board of Directors who approved the proposal. We ask residents to help with the watering of new shrubbery.

Watering Tips — Please help keep our new and established shrubbery alive by watering during the hot, dry summer months ahead. Here is a list of some easy watering instructions for you to follow:

- Water newly planted trees and shrubs 2-3 times a week unless there is a good soaking rain.
- Water small trees and shrubs such as forsythia, azalea, and nandina for 20 minutes using a slow trickle from a hose. Place the hose at the trunk of the shrub so the root ball is deeply soaked.
- Water larger trees for 30 minutes using the method described above.
- If a hose is not available, use gallon plastic milk containers to gently pour several gallons of water at the trunk area of the shrub or tree.
- Water in the early morning or evening, not in the hottest part of the day.

If we have a long hot spell with no rain, newly planted trees or shrubs may need more frequent watering, particularly if the leaves and flower buds are wilted or if leaves are turning yellow or falling off. Remember, the grass does not need to be watered during the summer. In dry weather, it becomes dormant, but will revive when it rains.

Arborist — The Board of Directors renewed our contract for the year with Jerry Dieruf. Jerry is an arborist with the City of Alexandria and has worked in the Meadows for several years. During the year, he will present four Integrated Pest Management (IPM) reports to the committee with recommendations. IPM uses various methods to control diseases and insects that attack our lawns, trees, and shrubbery. Included in the IPM program is the use of natural predators for the control of harmful pests and which specific approaches should be taken.

Common Area Plantings — Residents who are interested in planting a small flower garden outside a patio must first receive permission from the Buildings and Grounds 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 these 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.

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.

June 4
Hosted by Janet Filer
3444 South Stafford Street

There are no meetings in July or August.

News from the Board

Continued from page 1

The Board also has put together a list of guidelines for contractors to follow, which has become necessary due to the questionable practices of a few, such as blindly tossing construction debris out second-story windows. It is very important that project guidelines be followed, as non-compliance could result in having to re-do the job, and no one wants that. We believe that most people purchased homes in the Meadows because of the overall appearance of the village. In order to maintain that appeal, guidelines have been put into place by this Board and by previous Boards, and we do our best to ensure that those guidelines are adhered to for the benefit of all.

For those of you who have not already heard, we have a new Property Manager at CMC. Jason Eglin has replaced John Kilkenny, who recently moved to Florida. Jason is not new to CMC but is new to the position of Property Manager. When the Board expressed to John our disappointment over losing him, we were assured that "Jason is a younger version of" him, and that has proved to be the case—he is every bit as excellent. Jason is knowledgeable about the field of condo association management in general and in particular about the Meadows. It was obvious he had done his homework, as he was well-versed in our documents from the moment he came on board. He has a can-do attitude and an easygoing personality, which make for a pleasant working relationship between him and the Board. We look forward to many

years of working together with Jason (or as many as we can keep him!). His contact information is listed the Community Directory on the last page of this newsletter, as well as on the Meadows Web site.

Spring is also the time when folks get out of the house and enjoy the warm weather and our beautiful neighborhood. It's great to see people working in the flower beds and in their patios, further beautifying the Meadows.

The Board has received a number of very positive comments about how the community looks and how it continues to be well maintained. Much of the credit for this goes to the B&G Committee, chaired by Chuck Edwards and Drew Thompson; to our terrific onsite maintenance team of Jack and José; and to Jason Eglin, our new property manager at CMC. Unfortunately, we have also received some negative reports of residents not being considerate of their neighbors, not following the rules, or of being verbally abusive to our staff, our volunteers, and our contractors. Not to dwell on the negative, but here is a sampling of some oft-repeated complaints:

Barking Dogs — When left on the patio unattended all day or for long periods of time, or even when left inside with the windows open, a barking dog can create quite a noise nuisance. Your dog may not bark much when you are home, but may miss you so much that it barks while



you are away. Please be considerate about this and don't allow your pet to create a disturbance. Neighbors should politely let each other know if this—or any other noise issues—are a problem.

Trash Left Out Overnight or Over the Weekend — This is unsightly and a violation of our Bylaws, as well as a public health issue. Crows and squirrels tear the bags open and strew trash all over, inviting other unwanted guests to the property, such as rats. Please put trash, including bags of garden waste, out at the proper time.



Injuries to Common Area Plantings — Pruning in common areas is to be performed only by our grounds contractors. If you believe an item needs attention, please contact the B&G Committee. Individual residents also spend considerable time, effort, and money sprucing up the common area flower beds. You are welcome to look, smell, and enjoy, but don't touch and please don't let your pet trample or urinate on people's flowers.

The Resident's Manual and other governing documents are currently

Continued on page 4

News from the Board

HomeOwners Link

The Meadows currently has a one-year trial subscription to the emergency telephone notification service HomeOwners Link.

The service allows our property manager or a member of the Board of Directors to send out four one-minute phone messages during emergency or disaster situations.

Residents may register for this service through the Meadows Web site.

If you have any questions about this program, please contact Jason Eglin, our property manager at CMC.



Continued from page 3

undergoing revisions and updating. We are moving as quickly as possible, and hope to have them posted on the Web site soon. In the meantime, if you have any questions, please contact a member of the Board or a committee chair. This project has been an enormous undertaking, and we would like to thank Diane Thurber for all the time and effort she has devoted to it.

As the new tennis season gets under way, keep in mind that our courts were resurfaced three years ago. You can help us protect this significant investment by remembering that the tennis courts are for tennis only. Skateboarding, dog running, rollerblading and any other similar activity on the courts will damage the surface and require expensive repair. With careful use and everyone's cooperation, the new surface should serve us well.

In the last few months, there have been some abuses of the first-Saturday-of-the-month big trash pick-up service. On at least two occasions that we are aware of, enormous piles of construction debris were left at the curb. This is a violation of our contract with Capitol, which specifically states that they are not responsible for collecting construction debris. The splintered boards were full of exposed nails, which

presented a very serious safety issue for the community, as anyone could have been injured by coming into contact with this debris. When residents undertake construction projects, it is their responsibility to ensure that all materials are removed from the property by the contractor and not abandoned at the curb. A special pick-up can be arranged with Capitol, but only by the Board or CMC, so that is an option if you are doing the work yourself. There are also numerous independent haulers available for hire. Another violation occurred when a resident "imported" a truckload of debris from outside the community, which was then placed on the curb after dark. Again, this is not in keeping with the spirit of our contract. The big pick-up is provided as a service to the community, however, if it continues to be abused, either the price will greatly increase (and will be reflected in our condo fees) or it could be terminated, and we wouldn't want that. Please avail yourselves of this valuable service in the manner it is intended—for the disposal of residents' large household items only.

Despite our best efforts in past months, and indeed years, the Board recently received correspondence from COMCAST advising us that they have no intention of changing the way they install cable, including the bright orange conduits

that now sprout from the ground at every connection. We have been able to negotiate other items, however, and are close to signing a final agreement; the orange conduits are the final sticking point. As soon as the agreement is signed, it will be added to the Web site. In the meantime, our best defense to protect our property is to rely on you to ensure cable installations are done properly. Please refer to the Documents section of the Meadows Web site (Exterior Architectural Criteria) for cable installation guidelines and "Policy Resolution for Satellite Dishes" for those restrictions.

To conclude on a positive note, many thanks to our residents who follow the rules and keep our community orderly and attractive. We appreciate what you do to make condo living pleasant for us all.

On behalf of the Board, I would like to wish you all a fun, relaxing and safe summer. The Pool Committee has several events planned, so be sure to stop by and meet your neighbors.

Again, we wish you a wonderful summer!

Best regards,

—John Thurber, Fairlington Meadows Board President

Tips from the Meadows Workshop

With Spring upon us, there are few items I would like to bring up.

When you reconnect your water hoses to outside faucets, please take time to ensure there are no leaks. Water leaking from the faucet down the exterior wall can end up in your basement and necessitate costly repairs. In addition, water leaking continuously really does run up our water bills, not to mention needlessly waste a precious resource.

Spring really brings out the beauty in Fairlington. The plants and trees

By Jack Clark, Onsite Maintenance Manager

start blooming and the property comes alive with color. If you notice a tree or plants close to you that are not getting enough water, please take a moment to give them a drink.

José and I have a lot going on this spring, but let us know if you need something done. We try to take care of things as we see them, but as big as the Meadows is, its easy to occasionally overlook something.

Have a great Spring and, remember, if

you have any questions about property maintenance and upkeep, please give us a call at the shop. The number is 703-820-6799.



Recycling Refresher—It's Good to Be Green!

Now that the new year is here and we're all starting off with a clean slate, it's a good time to revisit the topic of recycling. The average US citizen generates roughly four pounds of trash each day. That translates to 1,460 pounds per person each year. As a nation, we throw away more than 210 MILLION TONS of solid waste annually. Nearly 60 percent of that ends up in landfills. Recycling plays a critical role in reducing the amount garbage that makes it to a landfill.

Meadows residents are fortunate to have weekly pick-up service virtually outside our doors, which makes being more environmentally friendly a breeze. Detailed information about what can and cannot be placed curbside for recycling are available online

at www.fairlingtonmeadows.com, but the following list covers most of the basics:

Bins are only for **glass, cans, and plastic** (numbers 1, 2, and 3 only). Items must be rinsed clean with lids removed. Throw lids away in your household trash. Any items contaminated by food will ultimately wind up in the trash. **Do NOT put out plastic bags filled with paper, glass, plastic, and metal.** The Capitol crew will not sort our garbage and everything will be tossed into the trash, sabotaging our recycling efforts.

Newspapers, magazines, and flattened boxes DO NOT go in the bins. Place these items in paper bags or tie with string so they do

not blow all over the court and deposit them on the ground near the bins.

Styrofoam, plastic deli containers, cardboard orange juice, and milk containers are NOT recyclable.

Remember: When in doubt, throw it out!

— Based on material contributed by Judi Garth in January 2007.



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

or

Jennifer Lightbody
3445B S Stafford
703-671-4261

What's Going on at the Pool?

By Lindsey Collins and Jennifer Lightbody, Committee Co-chairs

It's spring time already, which means we are that much closer to summer and the opening of the pool. The Fairlington Meadows pool is a great place to come together as a community or escape for some much needed relaxation.

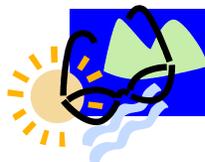
Court chairs will be passing out applications for pool passes for the 2008 season in the coming weeks. You must apply and receive a pool pass to frequent the pool.

The Pool Rules for 2008 have been posted on the Meadows Web site. We ask that all residents take the time to read them and understand them as they are crucial to the enjoyment and safety of everyone at the pool this season.

I, Lindsey Collins, and Jennifer Lightbody are your new co-chairs for the Fairlington Meadows Pool Committee. We have some great social events planned for the season and we look forward to an even greater relationship with our management company Community Pool Services.

Committee meetings will be held at the pool every first and third Tuesday of the month until the first week in August and then we will just meet the third Tuesday to wrap up the pool season. Meetings will begin at 7:15pm. We are always looking for additional volunteers, so feel free to join these meetings.

Again, any help and more volunteers would be greatly appreciated.



2008 Pool Events

May 26 — Pool Opening Party!

June 7 — Cocktail Party & Potluck

Formerly the Wine & Cheese Party

June 21 — Movie & Pizza Night

***Charge for pizza*

June 26 — Ice Cream Float Night

July 4 — Independence Day BBQ

***Charge for food*

July 19 — Luau Party

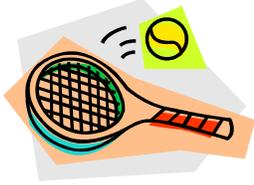
***Charge for food*

July 31 — Ice Cream Float Night

September 7 — "Say So Long to Summer" Potluck (Pool Closes)

***Charge for food*





Tennis Anyone?

By Ed Girovasi, Recreation Committee Co-chair

Another tennis season is upon us and residents are reminded that the courts should be used **ONLY** for playing tennis. Inappropriate use of the courts causes significant damage to their surface, which was just refurbished two years ago. It may also result in forfeiture of Meadows recreational privileges, including pool passes.

For **weekend use** this year, reserved play began Saturday, May 3, and will continue every weekend through Sunday, September 28. A sign-up sheet will be posted by 7:30 a.m. Residents 16 years or older may reserve a court for one hour by printing their full name and unit number on the sign-up sheet. There is a

limit of one hour per unit per day. If the person who signed up for the court doesn't commence play within 10 minutes after the hour, he/she will forfeit the court to those present.

During the week, court time is available on a first-come, first-served basis. Two players must be present to establish their place in line when waiting for a court. One player alone cannot hold a place in line. Before starting play, set the bulletin board clock to indicate your starting time and place your ID card (pool pass) in the corresponding holder. If you fail to indicate your starting time OR fail to display your ID card in the holder, you must vacate the court at the request of waiting players. After one

hour (singles), you must vacate the court if others are waiting to play. Doubles play may continue for two consecutive hours, provided that two residents have their ID cards on display.

If you have any questions about use of the tennis courts, or any other recreational areas in the Meadows, please contact Ed Girovasi at 703-931-3735 or John Stack at 703-379-7245.



Got Desktop Publishing Skills?

Are you clever on the computer? If so, how would you like to "jazz up" the recently-updated Resident's Manual and supporting documents? The research, fact-checking, and data entry are all complete, but the format could use a little pizzazz to make it even more fun to read!

This is a one-time project, and there's no big time crunch, although the Board would like to get the updated documents posted on the Web site as soon as is feasible. If you have some time to help with this project, please call Diane Thurber at (703) 998-8723. Thanks!

—Contributed by Diane Thurber

New Chair for Court 6

We would like to thank Kent Duffy for stepping forward to serve as the new Court Chair in Court 6. Kent replaces Ryan Taylor and Kristen Lacy Taylor, who are moving to San Francisco. Many thanks to Ryan and Kristen for serving the community during their relatively short time here, and a big congratulations to them on the recent birth of their daughter! This may not be a permanent move, so we hope to see this nice family back in the Meadows in the future. Residents of Court 6 may contact Kent at (703) 798-7184, and his address is 3479 S. Stafford Street, B-1. Thanks to Kent and to all our wonderful Court Chair volunteers!

—Contributed by Diane Thurber

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, 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

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.

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

