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Notes from the Board

Dear Friends in Fairlington Meadows,

By the time you get this issue, most of the work installing the sewer lateral clean-outs should be complete. JED Mechanical, our contractor, has been moving along at a very rapid pace thanks to good weather and the new technology this company is using for the installation.

You will note that there have been only small holes dug in front of the affected buildings rather than deep trenches that have been used for this type of work in the past. JED uses a vacuum system to dig a two-foot by two-foot hole down to the existing lateral pipe then uses a new method for attaching the clean-out stand pipes to the terra cotta lines. It's fast, a proven technology, less costly, and much less damaging to the grounds than older methods.

You may also be wondering why some of the clean-outs are not near the buildings. We have to install them on sections of pipe that are in good

structural condition. Using a television inspection method, JED was able to find the best sections. The stand pipes have been or will be trimmed and capped flush to the ground so the mowers will not damage them.

The next step in our capital improvement plan is to inspect all the laterals to assess damage and tree root blockages. We will develop a prioritized plan of action and begin cleaning and repairing pipes, attending to those in the worst condition first as our current budget allows and including the remaining work in our reserve plan for future years. This will go a long way toward reducing sewer back-ups.

Remember, you are part of this ongoing effort, so do not dispose of inappropriate items in the sewers via your toilets and household drains.

The spring and summer seasons are a popular time for home improvement projects. Remember to notify the Board and seek approval of your intent to

do any work estimated at \$1,000 or more in your unit or patio. A written proposal sent to CMC in advance of the next scheduled Board meeting is the most expeditious way of gaining approval. The Board then has time to review your proposal prior to the meeting and will be prepared to ask you questions during your presentation at the meeting. The agenda for these monthly meetings is generally quite full, so we're not likely to have enough time to fully consider your proposal if you wait until the meeting itself to give notification of your intent, thus delaying the approval decision.

Upon approval of your proposal, if you employ a contractor, you are expected to monitor the work being done. Being home during the project is the best and recommended way of doing this. We have recently had cases where the contractors have not been aware of Association By-laws and have installed windows, TV cables, satellite dishes, and other items

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Buildings & Grounds Update

By: Chuck Edwards and Lisa Farbstein, Co-chairs



Fairlington Meadows comes alive with color each spring!



Spring Planting: In March, committee members inspected the entire community and reviewed residents' requests for the spring planting. The committee will submit its recommendations to the Board of Directors for approval and, if approval is granted, the spring planting will take place in late May or early June. We ask residents to help with watering new shrubbery during the summer months.

Watering Instructions: During hot summer weather, water shrubs and small trees once a week. Newly planted trees and shrubs should be watered two or three times weekly for the first year. Water plants for 30-40 minutes, using a slow trickle from a hose. During the summer months, it is not necessary to water the lawn areas unless there is a particular concern. In dry weather, the grass will become 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 fungal disease. Do not water during the hottest part of the day because most of the water is lost to evaporation. If watering in the morning is not possible, wait to water until after 6 p.m. Please remember that overwatering or light, frequent watering can damage the lawn and encourage weed growth, in addition to wasting water.

Trimming: Valley-Crest, our lawn contractor, will trim shrubbery in June. If any resident would like us to consider trimming existing shrubbery, please contact the committee by writing to Chuck Edwards at 3460 A-1 South Stafford or Lisa Farbstein, at 3422A-2 South Stafford.

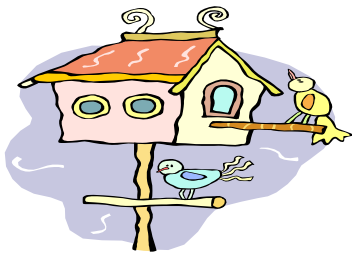
Arborist: At its March meeting, the Board of Directors renewed our contract for the year with Jerry Dieruf. Jerry is an arborist with the City of Alexandria, and has worked in the Meadows for several years. He has been responsible for our excellent relationship with Arlington County resulting in the continued care of our street

trees, replacement of county trees, and additional plantings throughout the Meadows. Jerry advises the committee on how to care for our common area trees and shrubbery. He will also present four IPM reports to the committee with recommendations. IPM (integrated pest management) 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 to meet our community's unique needs.

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

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Attracting Birds to Your Meadows Patio



Tips on how to attract birds to backyards in Fairlington, along with advice on how to either attract or deter squirrels, were offered by bird and nature expert Charles Studholme, owner of One Good Tern, during a free weekend seminar sponsored by the Fairlington Meadows Buildings and Grounds Committee on May 1.

Creating a backyard environment that welcomes native wildlife has several benefits for Meadows residents who enjoy watching the indigenous creatures ranging “from hummingbirds and cardinals to squirrels and butterflies,” Studholme explained to those who attended the session held at

the Fairlington Community Center.

”There is no great trick to attracting birds to your yard,” he said. “You can add native plants for shelter and food, and a source of fresh water, and they will come.”

A feeding station “will concentrate numbers of birds where you can watch them easily,” Studholme continued, noting that residents should choose feeders that suit the foraging style of the species they want to attract and keep the station clean.

Chickadees, for example, are acrobatic clingers while woodpeckers like vertical surfaces, finches like to perch, and cardinals prefer a horizontal surface, he said. He also advised people to place bird feeders near some cover so the birds can take refuge if threatened.

Another tip for attracting

birds is to make sure the seed is fresh and does not contain fillers, which Eastern birds scorn, tending to drop those pieces on the ground where it accumulates and can attract vermin, he cautioned.

Calling this area “ground zero for squirrels,” Studholme explained that wildlife experts look at the behavior of the region’s aggressive and numerous squirrels when they build bird feeders designed to make it difficult for the bushy-tailed animals to penetrate.

For advice on how to attract a specific species of bird or other wildlife to your backyard or patio, feel free to call or visit One Good Tern, 1710 Fern Street in the Fairlington Shopping Center off Quaker Lane, 703-820-8376.

By: Lisa Farbstein

“There is no great trick to attracting birds to your yard ... add shelter, food, and fresh water and they will come.”

Letter to the Editor

Dear Editor:

I sympathize with the person who complained about the dog owner allowing his or her dog to relieve himself at her lamp post. I will take that dog in trade for the mass of unleashed residential cats that run around Fairlington

Meadows. Many are larger than small dogs yet are allowed to run at will throughout the neighborhood 24 hours a day totally oblivious to anyone’s private patio. Fences mean nothing, birds and pet rabbits are fair game, and the world is their bathroom. Once they designate

your patio as a personal rest stop, it quickly becomes an odorous fecal dump.

There are many ways to discourage them, but it’s best if owners keep their cat on a leash or inside their homes.

Mary E. Gallagher

***Dog Person or Cat Person?
Doesn't Matter As Long As You're a Good Neighbor!***



Tennis Anyone?

By: Ed Girovasi, Recreation Committee Chair

Meadows Tennis Season 2004

May 1 -
October 3

Tennis season at Fairlington Meadows runs from May 1 through October 3, 2004.

For reserved play on weekends, a sign-up sheet will be posted by 7:30 a.m. each Saturday and Sunday.

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.

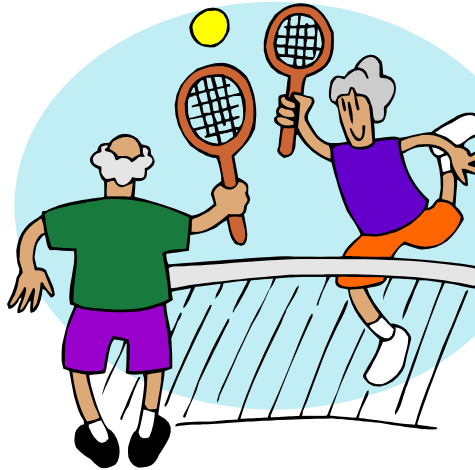
There is a limit of one hour per unit per day. If the person who signed up for the court doesn't commence play within 10 minutes after the hour, he/she will forfeit the court to those present.

On weekdays, 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



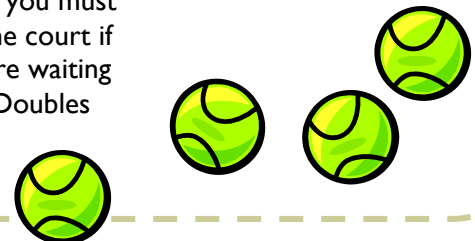
the corresponding holder. If you fail to indicate your starting time or fail to display your ID card in the holder, you must vacate the court at the request of waiting players.

After one hour (singles), you must vacate the court if others are waiting to play. Doubles

may continue to play for two consecutive hours, provided that two residents have their ID cards on display.

Please remember that our tennis courts are available for one activity only—TENNIS. Residents are reminded that all other activities are prohibited on the courts and that improper use may result in forfeiture of recreation privileges (including pool passes).

If you have any questions about tennis at the Meadows or wish to notify the Board of any problems or suggestions, please contact Ed Girovasi at (703) 931-3735 or John Stack at (703) 379-7245.



Buildings & Grounds Update

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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.

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 into a tree opens it up for disease. The community spends many hours and dol-

lars protecting these trees, and we can all agree that they are essential to the overall ambiance of the Meadows and all of Fairlington.

Community Pride: The Meadows covers about 22 acres, and all of us need to help with keeping our homes as attractive as possible. Therefore, if you see a bit of debris on the grounds, please consider picking it up and disposing of it. All of us working together will help keep the community looking great.

If you are interested in joining the Fairlington Meadows Buildings and Grounds Committee, please feel free to attend our meetings, which

begin at 7:30 p.m. and last approximately one hour.

The next meeting will be held at the residence of Janet Filer, 3444 South Stafford Street, on June 9.

There are no meetings in July or August, but they will resume in September. Check the next issue of the *Messenger* or visit the Fairlington Meadows Web site (fairlingtonmeadows.com) for more information.



B & G Committee Hosts Yard Sale

By: Chuck Edwards and Lisa Farbstein, co-chairs

The Meadows Buildings and Grounds Committee held its bi-annual yard sale Saturday, April 24 and we sincerely thank the dedicated committee members who made it a great success.

Janet Filer and Linnea Barry distributed flyers to area businesses before the sale to help bring customers in and were joined by Jan Wallace to man the White Elephant

table. We appreciate all the donations made by residents to the table.

Marion Hinchman, Trudy Laub, Judy Blooms, and Virginia Mathes headed up the concession table. Thanks to all those who provided their delicious baked goods.

Diane Thurber registered sellers and made sure that everything ran smoothly

throughout the day and Judi Garth designed the poster for the Stafford Street circle and placed signs around Fairlington.

We also thank the 38 sellers who participated this year, a record number! Proceeds from the sale will be used to purchase annuals, which will be planted this month in flower beds throughout the village for all to enjoy!

Note to Unit Owners

Meadows bylaws 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.

The ARC Memo

By: David Manning, ARC Chair

The Fairlington Meadows Architectural Review Committee has been tasked with the following mission statement:

The Architectural Review Committee provides standards for Fairlington Meadow's homeowners who seek to modify, change, replace, and/or improve external fixtures, architectural elements, or any other appendages that effect the historical and architectural integrity of the condominium.

The volunteer resident members have researched lighting, doors, door hardware, and patio gates. The committee also is considering community lighting (pool and pathway), B-building

lighting in the entrances and hallways, shutters, the viability of skylights and/dormers, and other major structural alterations to individual units.

The committee presented to the Meadows Board of Directors its findings, including photographs illustrating various styles of items under its consideration. This report included links to approved vendors who sell items that are in the style of the buildings in the Meadows.

The next round of the committee's work will commence when the Board approves the last report and asks for

guidelines to be written for additional appendages, additions, and replacements to units.

Residents who are considering alterations or improvements, or those who are in the beginning stages of unit renovation, should contact the Architectural Review Committee for information on standards applicable to these changes.

All Meadows residents are invited to join the committee. If anyone has questions or seeks additional information, contact David Manning at dmmanning33@aol.com.

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 Olivia Dixon-Powers at CMC.

Messenger Volunteers

Kathryn Utan, editor
Rose Stack, distribution

Send letters, article ideas, recipes, 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

Olivia Dixon-Powers
Community Management Corp
12701 Fair Lakes Circle
Suite 400, PO Box 10821
Chantilly, Va. 20153
Tel. 703-631-7200
Fax 703-631-9786

On-site Maintenance

Jack Clark, manager
Aaron Ferguson, assistant
Tel. 703-820-6799

Towing Requests

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

The Meadows Online

By Bryan Hochstein, Board Member

In the last issue of the *Messenger*, Board President John Thurber introduced our community Web site

www.FairlingtonMeadows.com.

I wanted to take this opportunity to explain the rationale behind the site and some overall goals we hope to achieve through it.

The main purpose of any Web site is communication. Your Board of Directors is committed to being as up front and forthcoming as possible about issues concerning the Meadows community and we feel the Internet provides a unique forum for providing timely information and updates on community events, monthly Board and committee meetings, and other details of interest to residents.

Because communication is our number-one goal, we want residents to be able to have easy access to important information. For this process to work as effectively as possible, we ask that you sign up on the "Your Info" page, providing your e-mail and home addresses to facilitate quick and efficient communication. This in an opt in feature and none of

the information collected will be shared or resold.

Some of the other reasons behind our decision to develop a Web site include:

- **Cost-effectiveness**—We're using Network Solutions to host this site for less than \$12 per month.
- **Ease of management**—The tools provided by Network Solutions require no background in Web programming or HTML, which will also make the site easy to transfer to new administrators in the future.
- **Simple Navigation**—We want the site to be easy to use and navigate and hope its tabbed format helps.
- **Limited functionality**—The site is not a portal, rather it houses information about the Meadows and allows us to post a variety of documents and forms that residents can easily retrieve.

Where do we hope to go with the site? The main areas that we plan to target are events and committee activi-

ties. Currently, the events section lists monthly meetings, the pool schedule, a special events. We hope to add more useful information for you in the future and if you have a special event that you believe the community would like to know about, please email us at info@FairlingtonMeadows.com.

We've already received positive feedback about the site, but we also know there is plenty of room for improvement. We welcome your comments and ideas, but please keep in mind the fact that our current administrator has limited capabilities and not everything will be possible. But, if it's a good idea (for now, I'm the judge), and it is easy to implement, we'll do it.

We understand that some members of the Meadows community do not have access to the Internet; the Web site will not replace our other methods of communication, such as the newsletter. However, over time, this may make more sense and save the community thousands of dollars.

"Your Board of Directors is committed to being as up front and forthcoming as possible about issues concerning the Meadows community..."

Food Bytes

By Janet Filer

School will soon be out and the long, hot days of summer will be upon us. If your youngsters like to quench their thirsts with frosty, icy, slurpee-type drinks, let them make their own with these easy-to-follow recipes!

Cherry Slurpee

2 cups club soda, chilled
1/2 cup sugar
1/2 teaspoon cherry Kool-Aid powder
1/2 teaspoon maraschino cherry juice
2-1/2 cups crushed ice



Mix half the soda, all the sugar, cherry juice, and Kool-Aid in a blender. Pour into a pitcher, add remaining club soda, and still gently to blend.

Orange Julius

2/3 cup orange juice
1 cup water
1 cup milk
1/2 teaspoon vanilla
1/2 teaspoon powdered sugar
6 ice cubes

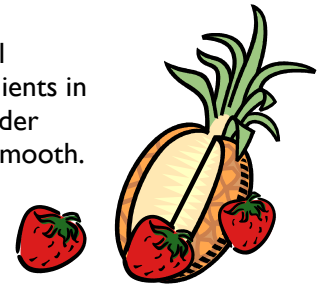
Mix all ingredients in a blender until smooth.



Frozen Fruit Slurpee

1/2 cup orange, pineapple, or grape juice
1 large banana
1/2 can peaches, juice drained
1 cup frozen strawberries
1/2 can pineapple, juice drained

Mix all ingredients in a blender until smooth.



Notes from the Board

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incorrectly. They have driven their trucks on the lawns causing damage and have dug holes in areas where there are utility lines. You are responsible for their actions, will have to correct improperly installed items, and pay for any repairs to common elements. It is in your own best interest and that of the community to know the By-laws and to monitor your contractor. If you need copies of the By-laws, contact Jack, CMC, or see our website at fairlingtonmeadows.com.

The Board would like to extend a special thanks and a big congratulations to the B & G Committee for holding a very successful community yard sale. Good job to all in-

involved. The B & G Committee and our on-site staff also deserve thanks for keeping our community looking so great this spring. The Architectural Review Committee has made preliminary recommendations to the Board on ways of maintaining and improving the architectural and historical integrity and attractiveness of our community. More on this later in the season. Dominion Power is back replacing and repairing electrical distribution lines throughout the village. This will continue to improve our infrastructure and help us to avoid lengthy power outages in the future. If you see them damaging the grounds please pass your observations on to Jack or CMC; we will make sure they make the necessary repairs. The sidewalk contractor will be back during the summer to do warranty repairs and sidewalk panel replacements.

The pool opens Saturday, May 29. Work on the baby pool should be

complete by then and Dave Lassiter is well along on getting the pool area in good order. Dave would like to thank Sam Kealey and Daniel Owens for their help in cleaning the big pool. Hours of operation will be distributed to you soon along with the pool rules and pass applications. The Pool Committee has a number of fun events planned for this summer including wine & cheese and beer tasting events, movie nights, pizza parties, games, picnics, and ice cream socials. We are also planning a table tennis tournament for the end of the season. Fliers will be distributed shortly after the pool opens. We are looking forward to seeing everyone at the pool this summer and continue to seek new members for the Pool Committee.

The Board thanks all residents who have done plantings around the buildings and all who help to make our community the best in Fairlington and the area at large. The next Board meeting is June 14 at the Fairlington Community Center starting at 7:30 p.m.

John Thurber, Board President