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## Notes from the Board

Your Board wishes you all a fun, safe, and relaxing summer. Congratulations to all our neighbors who are graduating from high school or college this year. You have worked hard and we are proud of you.

The pool is open and the water is getting warmer. Maureen and the lifeguards have done a great job cleaning things up and making our pool the place to be for getting some sun, meeting neighbors, and cooling off in the water. We sent around a flyer with the schedule of pool events for the summer. Please plan to attend and join in the fun.

Last month, we resurfaced the tennis courts and the Board would like to thank Ed Girovasi for keeping a watchful eye on the condition of the courts and bringing the need for upgrades to our attention. Ed has also purchased new equipment for the tennis courts and has monitored the resurfacing work. We would like to remind everyone that the tennis courts are for tennis only. Any other kind of activity such as skateboarding, dog running, or rollerblading will damage the surface of the courts and potentially lead to expensive repairs. With care-

ful use and cooperation from everyone, the new court surface should last us a good amount of time.

The Board is in the process of soliciting proposals for the next round of painting in the



Village. We have developed very detailed specifications for this work and an extensive contract annex for painting processes and procedures. We will also earmark a portion of Jack and José's workday for contractor oversight, quality control, and work inspection. This should result in high-quality work with minimal adverse impact on the buildings and grounds. We have decided to wait until the end of the season to start the work rather than

doing it during the height of the summer months. We are trying this different schedule for a couple of reasons. First, the weather will be cooler and less subject to thunderstorms, which will help improve the work environment for the painters, as well as providing better conditions for the painting/drying process. Also, more people will be home from travel and vacations and will be available to open their windows and patio gates for the painters. In addition, we believe that painting in late summer and early fall will be easier on the plants and landscaping as they must be covered while adjacent building surfaces are being painted. We will provide you with advance notice of when the painters will be in your area.

Jack and José have been busy replacing fence cap boards, caring for the grounds, and maintaining and monitoring roof repairs. They will be doing the inside painting work in the B-buildings as well. It's great to have Jack back full time. The guys really keep the community looking great and make sure everything is maintained. Thanks Jack and José for all you do for Fairlington Meadows.

*-Continued on page 4*

# Buildings & Grounds Update

By Chuck Edwards and Lisa Farbstein, Co-chairs



**Spring Planting:** The Committee completed plans for a the spring planting and the project is expected to be wrapped up in June. Residents are requested to water any new planted material near their units. The Buildings and Grounds Committee has two plantings each year, one in the spring and one in the fall. Plans for this fall are already under way and residents who have requests or suggestions should write

to Lisa Farbstein at 3422A-2 South Stafford Street or Chuck Edwards at 3460 A-1 South Stafford Street.

**Tree Work:** During the summer, there will be some tree work throughout the village. This will include trimming and removal of a few diseased and dying ornamental trees. Also, the Board approved treating the five remaining American elms to help prevent Dutch elm disease.

**Grounds Upkeep:** Valley-Crest, our grounds contractor, is scheduled to mow, edge, and maintain our shrubbery every seven to 10 days during the growing season. In late June and early July they will also trim the shrubbery around the buildings.

**Hot Weather Watering:** During hot summer weather, water shrubs and small trees once a week. Newly planted trees and shrubs should be wa-

tered 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 the grass will become dormant, but it 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, discouraging fungus 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 until after 6 p.m. Please remember that over-watering or light, frequent watering can damage the lawn and encourage weed growth. This also wastes water.

**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 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.

**Common Areas Plantings:** Residents who are interested in planting a small flower garden outside a patio must first receive permission from the Buildings and Grounds Committee. 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.

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

**There are no meetings scheduled during July or August.**

**Check the next issue of the *Messenger* or visit the Fairlington Meadows Web for information about future meetings.**

## 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.

# Kitty, Kitty... Good Kitty!

Although the section of the Meadows by-laws that applies to pets (see page 11) may seem to apply more readily to dogs, cat owners need to be aware that allowing their animals to roam around the neighborhood without restriction can be a nuisance to neighbors and a potential hazard to kitty.

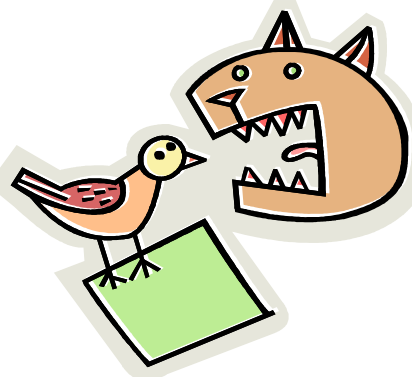
Several residents have complained about neighborhood cats making themselves at home on their patios noting that once felines designate a flowerbed or patch of grass as their litter box it is difficult to keep them from returning time and time again.

Another type of complaint comes from residents who like to encourage birds to visit their patios by putting out seed, bird baths, or fountains. Predators by nature,

cats quickly find these spots and lie in wait for their unwitting prey, much to the chagrin of the homeowners.

Finally, allowing cats to roam freely exposes them to fleas, ticks, and other parasites, not to mention the possibility of being hit by a car.

In short, remember that letting your cat roam wild can have a negative impact on your neighbors and the community at large, so consider keeping kitty inside, confined to your patio, or on a leash.



## 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 Meadows Web site ([www.FairlingtonMeadows.com](http://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](mailto: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

Paul Leddy  
Community Management Corp.  
12701 Fair Lakes Circle  
Suite 400, PO Box 10821  
Chantilly, Va. 20153  
Tel. 703-631-7200 (x. 214)  
Fax 703-631-9786  
E-mail: [paull@cmc-management.com](mailto: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

# Food Bytes

By Janet Filer

*Looking for a healthier snack this summer? Then you'll love these quick and easy recipes! This version of trail mix is sure to please, but if you feel like something different, try the Cereal Scramble for tasty treat that offers a change from the norm.*

## Best Trail Mix

1 part mixed nuts  
1 part raisins (1/2 light, 1/2 dark)  
1/2 part M&M chocolate covered candies  
1/4 part dried cranberries  
1/4 part dried chopped pineapple (or mango)  
1/8 part hulled pumpkin seeds (or hulled sunflower seed)

Mix together and serve. This recipe makes a lot, but it goes fast! Store in airtight containers.

## Cereal Scramble

2-1/2 cups frosted mini wheats (bite size) cereal  
2-1/2 cups cracklin oat bran  
1 cup dehydrated banana chips  
1 cup multi-colored fruit-flavored bite size candies  
1 cup peanuts

Combine all ingredients and store in airtight containers.



# Notes from the Board

*—Continued from page 1*

The Board recognizes the continuing hard work and contributions of Chuck Edwards and the members of the Meadows Building and Grounds Committee. The frequent rains and cool weather this spring have resulted in an explosion of color on the flowering trees and plants, as well as some of the deepest greens we've seen in a while on the native foliage.

When I come home from work every day, I can't help but be proud of the community in which we live. The beauty of our community is due in large part to the efforts of your neighbors who volunteer their time and efforts to the B&G Committee.

We would also like to thank Ron Patterson, a neighbor in the Mews, for volunteering to maintain our Web site. Ron has some great ideas on how best to display the information that will help keep you updated on what is going on in our community and provide you with the information you need if you have any questions or require any assistance. Board member Bryan Hochstein created the site and has maintained it for the past year. Ron's assistance will allow Bryan more time to concentrate on other issues. Thank you, Bryan and Ron, for helping the Meadows Board provide more real-time information to our co-owners and residents.

And, finally, thanks to all of you residents for the much-improved cooperation with regard to putting trash

out at the proper times. There are still a few folks who put bags out at night or after the trash collectors have come by, but the number of incidents has been fewer lately. Keep up the good work. The community looks so much better when we don't have loose trash scattered around.

Again, we wish you a wonderful summer. Stop by the pool and meet your friends and neighbors. Best regards,

*John Thurber, Board President*