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Notes from the Board

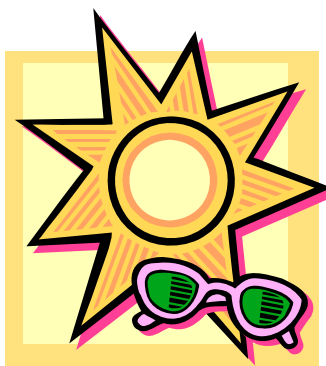
Dear Friends in Fairlington Meadows—

Your Board wishes you all a fun, relaxing, and safe summer. Congratulations to all our neighbors who are graduating from high school or college this year. You have worked hard to earn your diplomas and we are proud of you all. Now it's time to unwind!

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

This year we have changed the age limit for children unaccompanied by a parent or guardian at the pool. All children under the age of 12 must be accompanied by an adult. We know this will make some people unhappy, but in order to procure the services of a professional pool management company—which provides us with substantial liability insurance—we must agree to this change in our pool rules. Please don't view this as mean-spirited or

anti-children. Our only concern is for the safety of your children. Statistics show that after car accidents, drowning is the second-leading cause deaths among children 12 years or younger in the United States. We must take this very grim statistic seriously. Although we have been very fortunate over the years that we haven't had any major incidents at our pool, it only takes an instant to lose a



young swimmer. Our lifeguards must devote their full attention to monitoring the pools rather than being distracted by unsupervised children acting up both in and around the pool. Parents can make a huge difference in maintaining a safe environment by making sure their children behave appropriately. Please view this as it is intended—an additional layer of safety for your children much like car seats and bicycle helmets.

Tennis season has also started for the year and we want to protect the significant investment we made last year by resurfacing the courts. We would like to remind everyone that the tennis courts are for tennis only. Activities such as skateboarding, dog running, or rollerblading on the courts will damage the surface and necessitate expensive repairs, therefore are strictly forbidden. With careful use and cooperation from everyone, the new court surface should last us a good amount of time.

The Board will soon start the process of soliciting proposals for the next round of painting in the Meadows. The last round with Middledorf Painting Co. was a huge success. We developed very detailed specifications for work and an extensive contract annex for painting processes and procedures. We also made sure that Jack and Jose spent a portion of their respective workdays overseeing the contractors, inspecting their work, and ensuring the quality of the job. This worked out very well and we have decided to continue to wait until the end of summer to start the work rather than doing it during the height of the hot and humid months.

Buildings & Grounds Update

By Chuck Edwards and Judi Garth, Co-chairs

Spring Planting

This project was completed in May and residents are requested to water the new material. The B & G Committee has two plantings each year, one in the spring and one in the fall. Requests for the fall planting must be submitted by October 1. Download request forms at the Meadows Web site:

www.fairlingtonmeadows.com or submit a written request to Judi Garth at judigarth@comcast.net (3445 South Utah Street) or Chuck Edwards at cd@comcast.net (3460A-1 South Stafford Street).

Summer Watering Tips

During hot weather, water established 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. 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 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 water is

lost to evaporation. Do not water until after 6 p.m. if watering in the morning is not possible. Remember that over-watering and/or light, frequent watering can damage the lawn and encourage weed growth. This also wastes water.

Grounds Work

ValleyCrest, our grounds contractor, is scheduled to mow, edge, and maintain our shrubbery every 7-10 days during the growing season. In late June and early July they will trim the shrubbery around the buildings.

Tree Work

During the summer, there will be some tree work throughout the village. This will include some trimming and removal of a few diseased and dying ornament trees.

Did you Know...? Nailing or stapling signs into trees creates a wound in the tree and opens it up to disease and often death. Help us preserve the beauty of the Meadows and all of Fairlington by caring for and protecting our trees. Please do not allow children to climb on or break limbs off our trees.

Common Area Gardens

Residents who are interested in planting a small flower garden outside a patio, whether in the rear or side, 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 additional plantings become the property of the condominium association. There are many things to consider when planting, including the existence of sewer lines, underground utility lines, the type of material planted, and its impact on the community.

Community Pride

The Meadows encompasses about 22 acres and every morning José walks through the community checking for burned out lights, fallen shutters, strewn garbage, and other problems. Please help us keep our community looking great by picking up any debris that eludes the trash company and be sure to thank Jack and José for the great work they do for us.

Interested in joining the Buildings and Grounds Committee? Meetings are held the first Wednesday of each month at 7:30 p.m. The Committee will break for July and August, so check the next issue of the *Messenger* or the Meadows Web site for information about September's meeting.



The Meadows
B & G
Committee will
host a
Patio Tour
July 22!

See page 3 for
more details...

Meadows Patio Tour Slated for July 22

Do you ever try to sneak a peek at what's over the back fence of your neighbor's yard or stand on tip-toe hoping for a glimpse at what's lurking behind their patio gate?

On Saturday, July 22, you can find out without trespassing! All you have to do is attend the Meadows Patio and Garden Tour and you can view a wealth of private patios throughout our neighborhood. The one day only, rain-or-shine tour will be held from 11:00 a.m. to 4:00 p.m.

Tour brochures will be available at the common area located between Courts 14 and 15 on Stafford Street. Donations will be accepted in support of the tour and to provide funding for a variety of flower and plant beautification projects throughout the Meadows community.

This will be only the third time the Meadows has hosted a patio and garden tour. The last one was held in July 2002 with more than 25 patios open for viewing.

Some 320 individuals attended that tour and we eagerly anticipate the same turnout—or more!—this year.

The Tour Organizing Committee is on the lookout for patios or common garden areas to include and additional volunteers are welcome. If you would like your patio included on the tour or would like to volunteer, please send an email with the pertinent information to MeadowsPatioTour@aol.com or leave a voice mail message at 703-998-2587. Updated information and details on the tour can also be found at the Meadows Web site.



If you would like your patio to be included on the tour, e-mail MeadowsPatioTour@aol.com or leave a voice mail message at 703-998-2587.

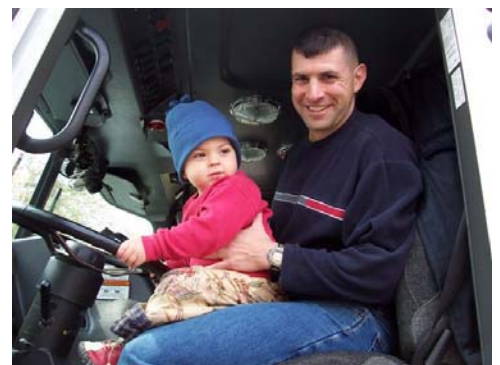
Details about the tour can also be found at www.fairlingtonmeadows.com.

Surprise Visit Provides Birthday Treat for Meadows Boy

Arlington County Fire Engine 107 came to Court 15 recently, but not for an emergency call. Instead it was a special treat organized for Jared, who was celebrating his second birthday. Jared lives in the Meadows with his mom, dad, and sister Bella. He had lots of fun sitting in the driver's seat along with dad, inspecting the engine's many dials and knobs, and climbing on board to hang out with the firefighters.

Upon request, Arlington County Fire Department will schedule a visit for children under the age of 6. They will come by your house provided they are not on call. For more information, telephone the station at 703-228-3362.

—Courtesy of Janet Filer





Rambling Rose

Longtime Meadows resident and distribution manager for the *Messenger Rose Stack* is wearing a new hat these days. As our new roving correspondent, Rose is scouring the community in an attempt to showcase some of the interesting characters that live or work in the Meadows and its environs. For this issue, she spoke with Lois Robinson, a long-time resident of South Fairlington and a well-known real estate agent. We all know her smiling face from the *All Fairlington Bulletin*. Although she lives in the Arbor, she knows the Meadows as well as we do, perhaps even better!

Rose: Lois, thanks for meeting with me today.

Lois: I've been looking forward to this, Rose.

I had a nice walk over;

Fairlington looks so great in the spring.

Rose: How long have you been living in Fairlington?

Lois: I moved here in the fall of 1975.

Rose: We've all seen your ads in the Bulletin for some time. How long have you been a real estate agent?

Lois: I obtained my license in 1986, and I started practicing in 1988.

Rose: It seems like real estate agents come from all fields. How did you get into real estate?

Lois: I was an elementary school teacher and after several years, I realized that I could use my daily communication skills in other fields, and I decided on selling real estate.

Rose: And the next step?

Lois: I took the required real estate courses and joined Mount Vernon Realty in 1988 and moved to the Long and Foster's Old Town Office in 1991. I've been at the Fairlington office since October 2000.

Rose: Do you enjoy selling real estate?

Lois: I absolutely do! I couldn't have lasted 18 years if I didn't.

Rose: Homebuyers are told to check an agent's licenses and certification. What real estate designations do you hold?

Lois: I completed the Graduate Realtor Institute [GRI] program and I also am a life member and top producer with NVAR [Northern Virginia Association Realtors].

Rose: Do you work with both buyers and sellers?

Lois: Yes I do—but usually more sellers. We have a large number of clients with whom we have had multiple transactions.

Rose: For the last couple of years, your daughter Lynn is shown in your Bulletin ad. So your daughter joined you when? Are you a team?

Lois: Lynn was licensed in 1997. We are a team. Lynn is an expert on Web site



design and writing, but we have our own clients.

Rose: Last year homeowners were giddy with that boom-turned-bubble, but now we're hearing it burst, right?

Lois: I don't think the bubble has burst. I see it as a more balanced market. There are simply more houses for sale—41 in Fairlington today. Buyers

now have more choices, can negotiate the price a bit, and even have a home inspection!

Rose: You mean that's a change?

Lois: Yes! Last year houses were sold with no contingencies: no home inspection, no radon test ... on occasions, buyers deleted paragraph 3 which states that the heating, cooling, plumbing, electrical, and all the appliances will be in working order!

Rose: Hard to believe. Is a Meadows unit ever asked for specifically?

Lois: A former Meadows resident moved away and when he was ready to return to Fairlington, he asked only about Meadows' listings. And, a past client wanted to come back to the Meadows, but only wanted a Clarendon that backed up to the pool. She traveled a lot and was in Los Angeles when a unit became available. I called her and she said 'Fax me the contract,' which I did. She signed and returned it, and she saw the unit for the first time when we did the walk through!

Rose: How busy did the Meadows keep you last year?

Lois: In 2005, I had four Meadows listings—three Clarendons and a Barcroft.

Rose: I don't see "Sold" signs in the Meadows.

Lois: No, and you won't because the Meadows is the only village in South Fairlington whose by-laws do not permit "Sold" signs.

Rose: Thanks so much for doing this, Lois.

Lois: Here's to a fabulous summer!

What's Going on at the Pool?



New this year: Children under the age of 12 will not be allowed in the pool unless accompanied by a parent or responsible adult. This change—which raises the age children can be at the pool unaccompanied regardless of swimming ability—is driven entirely by safety issues. This safety issue was emphatically pointed out to us by Century Pools, our new pool management company. Century pools has a great deal of experience managing dozens of pools in this region.

The Pool Committee, in conjunction with the Buildings & Grounds Committee, is looking into a lattice or retractable awning to provide shade in the corner next to the rest rooms where previous shade fixtures have been tried. If you have input you would like to contribute on this issue, please contact Marie Girovasi at (703) 931-3735 or Judi Garth at (703) 931-3563.

Pool Events 2006

June 16 (7:00 p.m.) Wine & Cheese Tasting Party
Bring a bottle of wine and cheese plate or appetizer per unit to share with your neighbors!

June 19 — Pool starts normal weekday schedule
(11:00 a.m. — 9:00 p.m.)

June 21 (7:00 p.m.) First Day of Summer Pizza Party
Adults \$5.00; kids 12 and under \$3.00

July 4 (2:00 p.m.) Games & Treats
To volunteer call Cliff Beasley at (703) 671-5135

July 15 (6:00 p.m.) Luau Party
Adults \$5.00; kids 12 and under \$3.00. Food, Iced tea, and lemonade will be provided. Residents may bring their own favorite beverages in non-breakable plastic containers (NO Glass or Glass Bottles)

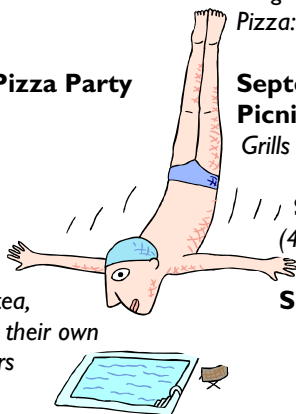
August 9 (7:00 p.m.) Float Night
Kids bring floats and favorite ice cream toppings

August 18 (7:00 p.m.) Beer Tasting & Pizza Party
Bring a 6-pack or 4-pack of your favorite brew per unit to share
Pizza: Adults \$5.00; kids 12 and under \$3.00

September 4 (5:00 p.m.) Labor Day Community Picnic
Grills provided, bring your own items to grill

September 5-8 — Pool starts reduced schedule
(4:00 p.m. — 9:00 p.m.)

September 10 (5:00) Pool Closing Pot Luck Picnic



Arlington County Emergency Alert System

Arlington Alert System uses the Roam Secure Alert Network to deliver important emergency alerts, notifications, and updates to you on all your electronic communications devices and accounts, including:

- E-mail accounts
- Cell phone

- Text pager or Blackberry
- Wireless PDA (Palm, iPAQ, etc.)
- XM Satellite Radio

When an incident or emergency occurs, authorized Arlington County Emergency Management personnel will rapidly notify you using the Community Alert System.

Local residents enrolled in this system were notified recently of the water problems that affected most of Arlington.

To find more information or register for this free service, visit www.arlingtonalert.com.

—Courtesy of Janet Filer

Meadows Court Chairpersons

Court Units Your Court Chairperson Is...

| | | | | |
|----|---------|--------------------------------|---------------------------|--------------|
| 1 | 399-406 | Shirley Nycum | 3303 S. Stafford St., A-1 | 703-379-0455 |
| 2 | 407-426 | Shirley Nycum | 3303 S. Stafford St., A-1 | 703-379-0455 |
| 3 | 427-434 | Ellen Parkhurst | 3395 S. Stafford St., B-1 | 703-578-1862 |
| | 435-460 | Nancy Donley | 3349 S. Stafford St. | 703-931-6155 |
| | 461-480 | Ellen Parkhurst | 3395 S. Stafford St., B-1 | 703-578-1862 |
| 4 | 481-507 | Ed Hilz | 3405B S. Stafford St. | 703-379-6435 |
| 5 | 508-532 | Liz Pagano | 3447B S. Stafford St. | 703-379-7055 |
| 6 | 533-557 | Ryan Taylor or Kristen Lacy | 3457 S. Stafford St. | 703-379-2880 |
| 7 | 558-569 | Conrad Wong | 4217 S. 35th St. | 703-845-9279 |
| 8 | 570-607 | Diane Thurber | 4241 S. 35th St. | 703-998-8723 |
| 9 | 608-620 | Mary Meek | 4321 S. 35th St. | 703-379-4374 |
| 10 | 621-642 | Sean McGovern | 3495 S. Utah St. | 703-933-8850 |
| 11 | 643-665 | Judi Garth | 3445 S. Utah St. | 703-931-3693 |
| 12 | 666-671 | Louise Gabel | 3401 S. Utah St. | 703-379-7222 |
| 13 | 672-691 | Rose Stack | 4314 S. 34th St. | 703-379-7245 |
| 14 | 692-713 | Terri Dunham | 3416 S. Stafford St. | 703-824-8349 |
| 15 | 714-740 | David Andrews | 3460 S. Stafford St., A-1 | 703-379-7256 |



Thanks to the volunteers who deliver the Messenger!

**Chuck Edwards, Celia Gabrysh, Ed Hilz, Marion Hinchman,
David Langbart, Dave Laufer, Ruth Ann Neely, Sandy Oliveira,
Liz Pagano, and Annabelle Wright**

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.

Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice pres.
Judy Pisciotta, 2nd vice pres.
Lisa Farbstein, 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 John Kilkenny 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. Include your name, address, and contact information with all correspondence. Items will be printed at the editor's discretion.



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

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

Notes from the Board

-Continued from page 1

The weather is cooler and subject to fewer thunderstorms. The work environment is better for the painters and the conditions for the painting process are also much better. Also, more people are home from travel and vacations and are available to open their windows and patio gates for the crew. We will give you advanced notice of which courts will be worked on and when the painters will be in your area.

Spring is a great time for folks to get out of the house and enjoy the weather and the lovely neighborhood in the Meadows and throughout all of Fairlington. It's great to see people working in the flower beds and on their patios getting them ready for the upcoming tour in July. I have received a number of very positive comments about how the community looks and how it continues to be well maintained. A large amount of the credit for this goes to Jack and Jose, our on-site maintenance staff; John Kilkenny, our property manager; and the volunteer members of the Pool and Buildings and Grounds committees. Unfortunately, I have also received a number of negative comments related primarily to people not being thoughtful of their neighbors and of our staff and contractors. While I prefer not to dwell too much on the negative, I think it is important for us all to be aware of some of the most frequently repeated complaints:

Barking dogs left unattended all day or long periods of time in the patio or in the house with the windows open—Your dog may not bark when you are home, but may miss you so much that it

barks while you're gone. Please keep this in mind and don't allow your pet to create a noise nuisance. Neighbors should politely let each other know if this or any other noise issues are a problem.

Loose dogs or aggressive dogs on long leashes—This issue continues to worry us very much. We don't want anyone to be injured or anyone's pet to be hurt and liability issues are also a concern. The news is full of stories of people being maimed or even killed by aggressive dogs, as well as owners going to jail because they didn't control their dogs. The courts are losing patience with this lack of responsible dog ownership. If you witness this situation, please alert the Board and the County Animal Control Office.

Trash left out overnight or over the weekend—People really care about how the grounds look, especially those of us who have invested time in tending the flowerbeds in front. Crows and squirrels tear the bags open and strew trash all over, which presents a public health concern. Leaving trash out overnight also attracts rats and other pests. Please put your trash—including bags of garden waste—out at the proper time.

"Swiping" flowers or blossoms from common areas or neighbor's planting beds—Individual residents and the community have invested money and time in growing things to make the Meadows beautiful. Enjoy but don't touch!

Illegal parking—Please be advised that people are having cars

towed from their reserved spots more often than in the past because parking abuses have increased lately. Our towing contractor visits the neighborhood looking to remove cars that are double parked or parked in the fire lanes. Save yourself a headache and some bucks and park in your own space or on the street.

Garden waste, tree branches, and patio trimmings thrown over the fences into the common areas—This has been a big problem this year for some reason. Jack and Jose have plenty to without having to pick up people's patio trash. Residents are responsible for removing trash from their units and their patios. This does not mean putting it in the common areas! If you have large items, you can make special pickup arrangements with our trash hauler.



To conclude on a positive note, I would like to thank all of our residents who follow the rules and keep our community looking orderly and attractive. There are many more of you in the Meadows than there are people who violate the rules and bylaws. Keep up these positive efforts; we appreciate what you do to make the Meadows a wonderful and pleasant place to live.

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

—John Thurber
President, Board of Directors

Epicurean Adventures

With berries and other fruits plentiful in grocery stores and local farmer's markets, now is the time to take advantage of the season's bounty. These two recipes are perfect for a casual summer picnic or everyday dinner. Leftovers—if there are any!—can easily be warmed up in the microwave for a tasty treat.

Blackberry Cobbler

For Pastry

1 cup unsalted butter, room temperature
8 ounces cream cheese, room temperature
1 teaspoon vanilla extract
2 cups all-purpose flour
1/4 cup confectioner's sugar (optional)

For Filling

6 cups blackberries
1 1/4 cups plus 1 tablespoon sugar
1/4 cup cornstarch



Cream butter, cream cheese, and vanilla in mixing bowl. Gradually sift in flour, mixing until dough forms a ball. Add more flour a spoon at a time if dough is too sticky. Divide in half, forming a disc with each portion. Wrap in plastic wrap and refrigerate for 45 minutes. Preheat oven to 425.

Remove pastry from refrigerator and divide into six pieces. On a lightly floured surface roll out each piece of dough to form a 5-inch circle about 1/4-inch thick. Combine all filling ingredients in a bowl and toss well. Divide the filling among six 4-inch tartlet or potpie pans. Place one circle of pastry on top of each pan, making sure berries are completely covered. Crimp pastry edges to sides of pan to seal and make three slits in the top of pastry with a sharp knife to vent. Bake 35-45 minutes until pastry is light golden brown and filling is bubbling. Serve warm, topped with heavy cream or vanilla ice cream.

White Peach and Mango Betty

4 1/2 tablespoons unsalted butter, melted
2 pounds (6 medium) white peaches, peeled and sliced (4 to 5 cups)
2 large mangoes, peeled and cubed (about 2 cups)
2 tablespoons dark rum
2 tablespoons fresh lime juice
1/2 to 2/3 cup white sugar to taste
2 cups coarsely ground zwieback (1 6-ounce box)
1/4 cup firmly packed light brown sugar
1 teaspoon cinnamon
1/3 cup chopped pecans

Preheat oven to 375. Lightly brush a 1-quart baking dish with 1 to 2 teaspoons of melted butter. In a large bowl, toss together peaches, mangoes, rum, lime juice, and white sugar. In a medium bowl, combine zwieback, brown sugar, and cinnamon. Add the remaining butter, stirring until crumbs are lightly moistened. Arrange half the fruit in baking dish. Sprinkle half the crumbs over the fruit. Repeat with another layer of each, ending with the crumbs on top. Sprinkle on pecans. Bake 40-45 minutes, checking halfway through to see if crumbs are browning too quickly (cover with foil if they are). Serve hot topped with vanilla or butter pecan ice cream.

