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Notes from the Board

Dear Friends in Fairlington Meadows—

Your Board wishes you the best for a safe and enjoyable holiday season!

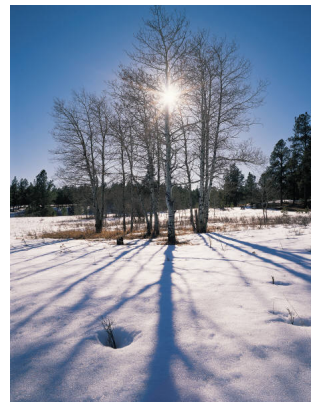
We are in the process of wrapping up several major work items including painting in Courts 1, 2, 11, 12, and 13. Valley Crest, our landscaping and grounds contractor, will complete the sewer lateral follow-up work in Courts 9, 10, and 11. Jack and Jose are tuning up the snow blowers for the coming winter months—hopefully they will not have to fire them up too often this year. They also have sand stockpiled and ice chippers ready to combat any icy sidewalk conditions we may get.

As we prepare for the coming winter season, here are a couple of reminders to all residents:

- Sand is the only thing that should be put on icy sidewalks. Salt and “ice-melt” chemicals will damage the concrete. We had to replace a number of sidewalk panels in Court 14 recently because someone spread “ice-melt” on relatively new concrete;
- Water to the outside hose bibs should be

turned off at the inside valve and the outside water faucet should be left open to prevent water trapped in the pipes from freezing and causing them to split or burst; and

- Please don’t use screw-in hooks or nails as a way



of attaching holiday lights to the buildings—they damage the wood and mess up the paint.

Our annual meeting in October was well attended and the discussions were congenial and productive. We thank the 70 or so people who attended. However, once again, we barely made the required quorum of 171 attendees and proxies (171 is 50 percent of the 342 units in the Meadows). Without a quorum we would not have been able to conduct the meeting nor pass the

budget. We thank those of you who sent in your proxies and we especially thank the court chairs for contacting their neighbors and for rounding up proxies. We wouldn’t have had enough without your assistance. We urge all co-owners to send in their proxies for future annual meetings whether you plan to attend or not.

Parking issues have come up recently. Residents are reminded to observe the “Zone 11” parking restrictions on South Stafford Street adjacent to and across from the Fairlington Community Center. Several of the signs are faded and hard to read and we will ask the County to replace these signs. Our towing company, A-I Towing, has been making the rounds and towing illegally parked cars. Residents should check the parking regulations in the by-laws so that they are familiar with the rules and procedures. A quick summary is provided below:

- Courts 2, 11, and 14 have unassigned “un-numbered reserved” parking spots. The By-Laws Parking Regulations require a valid Meadows parking tag (one issued per unit in those courts) for use when parking

Buildings & Grounds Update

By Chuck Edwards and Lisa Farbstein, Co-chairs

Spring 2005 Planting

Residents who have requests or suggestions for the spring planting should contact the Committee in writing. Address these requests to Lisa Farbstein at 3422A-2 South Stafford Street or Chuck Edwards at 3460 A-1 South Stafford. Residents can visit the Meadows' Web site (www.fairlingtonmeadows.com) for forms to use when making requests or suggestions to the Committee.

Fall Planting and Related Work

The fall planting is complete. This included replacing old material in front of some buildings and adding new materials, including trees, at 16 other locations throughout the community. In addition, there are new plants along the pool fence near the playground and winter pansies on the circle at 33rd Street and the corner of Utah and 34th Streets. We also installed a stone walkway from court 15 to court 8 for the many residents who need access to Stafford and 35th Streets. Lawn repairs were made where sewer and sidewalk work was completed this year.

Leaf Removal

ValleyCrest will remove leaves three times this fall beginning in November. They have already prepared the lawns for the spring growing season, a process that includes over-seeding, fertilizing, and aerating the grounds. They will trim

some shrubbery late this fall. If any resident would like us to consider a special trimming of existing shrubbery, please contact the Committee by writing Lisa or Chuck.

Arborist

Our arborist, Jerry Dieruf, continues to advise the Committee on how to care for our common area trees and shrubbery. He also presents us with four Integrated Pest Management (IPM) reports, along with specific recommendations for action, each year. IPM uses various methods—including natural predators such as ladybugs—to control the diseases and insects that can attack our lawns, trees, and shrubbery.

Tree Work

After obtaining bids for tree work throughout the community, our management company recommended we contract with Hook's Tree Service. The work involved with this contract includes trimming dead wood from common area trees and, in some cases, removal of diseased trees, especially hemlocks and crab apples. In addition, Arlington County has removed four dead street trees in the Meadows—two along Stafford Street and two on Utah Street. These will be replaced later this fall. The County has also been contacted concerning the removal of

dead limbs from street trees.

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; nailing or stapling into a tree opens it up for disease. The community spends many hours and dollars protecting our trees, and they are essential to the overall ambiance of the Meadows and all of Fairlington. Additionally, our by-laws prohibit tree-climbing. Please do not allow your children to climb on any trees in the Meadows. It can result in broken limbs—of both the trees and the children!—and cause significant damage.

If you are interested in joining the Fairlington Meadows Buildings 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 meeting places.

December

No meeting; happy holidays!

January 5, 2005

Hosted by Judi Garth
3445 South Utah Street
(Court 11)



As autumn changes to winter, trappings of the holiday season lend a festive look to homes throughout Fairlington Meadows



Gordon Wray, Meadows Resident Since 1974, Dies at Age 90

By Kathryn Utan, Editor

The Fairlington Meadows community recently lost another long-time resident and friend with the October 12 passing of Gordon W. Wray.

Born in Greenville, Mississippi, Gordon joined the United States Marine Corps and served as a platoon sergeant during World War II. His military service brought him to the Washington, DC, area in 1937 and he moved to the Meadows in 1974 along with his beloved wife Ruth, who died nearly 20 years ago.

During the 1950s and 1960s, he worked in retail management at local stores in Alexandria and Washington, DC. Then, in 1964, he began working as a union carpenter for several construction companies, employing his considerable talent and skills to projects ranging from homes and commercial

buildings to the Chesapeake Bay Bridge.

Although he officially retired in 1979, Gordon continued to work on various carpentry projects. He was long an active member of the Meadows Building and Grounds Committee. He was an avid gardener and loved working with his hands. He also enjoyed traveling and photography, as well as undertaking various home improvement and neighborhood beautification projects.

He was a member of St. Paul's Episcopal Church in DC and is survived by three daughters, Madelon Difiglio of Arlington; Margaret Taylor of Fredericksburg, Virginia; and Jeannine Wray of Washington; as well as two half-brothers, two grandsons, a step-grandson, and two step-great-grandchildren.



Gordon Wray celebrated his 85th birthday in 1999 with friends in the Meadows. (Photo courtesy of Linnea Barry)

Gordon will be sorely missed by his friends in the Meadows and our heartfelt condolences go out to his family and friends.



Thanks for Your Kindness

I'd like to thank all the residents in the Meadows for their kind words of encouragement during my recovery from surgery (again!). The cards, calls, and prayers were very uplifting and I feel they did a lot to speed along my recovery.

Thanks again!

Jack Clark

The ARC Memo

By David Manning and Kym Hill, Co-chairs

The Architectural Review Committee (ARC) provides standards for Fairlington Meadows homeowners who seek to modify, change, replace, and/or improve external fixtures, architectural elements, or any other appendages that affect the historical and architectural integrity of the condominium community.

French Doors—A New Option for Owners

Recently the Meadows' Board of Directors approved the inclusion of a new style of a permanent back/rear door for our units. This door style is a single French door: full-view flat-not beveled-glass, in wood, which can be painted or stained, with mullions that are either permanent or attached (see example below).

Accordingly, an owner who is replacing a rear door in this style should already have, or plan to install, a comparable style of "full view" storm door.



French

Current Guidelines

In addition to this new door guideline, in forthcoming issues of the *Messenger*, we will be featuring an overview of recommended or approved guidelines for:

- individual unit lighting for front and rear exteriors;
- storm doors;
- permanent front doors; and
- door hardware

All recommendations will be accompanied by examples.

The ARC members completed a comprehensive survey of the Meadows and discovered that, for the most part, residents have chosen fixtures that reflect the Colonial Revival style in which our units were originally built.

As fixtures and doors need to be replaced, ARC guidelines will serve as a reference point for homeowners and residents. Look for these guidelines to be posted on the Meadows Web page (www.fairlingtonmeadows.com) in the coming weeks.

Dormers and Skylights

Many residents of the Meadows are looking into ways to increase the amount of usable square footage in their units. To this end, attic build-outs

where possible are becoming increasingly popular. The ability to add natural light to these spaces also becomes an important consideration.

The Board has instructed the ARC to begin working on a preliminary feasibility study on the addition of skylights and dormers. Of primary concern is the advanced age of many of our unit roofs as well as the current roofing material.

Additionally, there are a myriad of insurance issues to take under consideration—not only those that pertain to the individual unit owner, but also to our association at large.

This study is well under way and research will continue for several months as the ARC anticipates providing a well researched and highly informed approach to this important issue.

If you are interested in participating in the ARC meetings, have an idea or suggestion on issues for future consideration, or would like a copy of the report on items already presented to the Board, please feel free to email the Committee at www.MeadowsARC@aol.com or contact our property manager at CMC, Paul Leddy.

Joint Meadows-Mews Gardening Events May Bloom in 2005

By Chuck Edwards and Tom Corbin

Meadows Buildings and Grounds Committee Co-chair Chuck Edwards and Tom Corbin of Fairlington Mews are exploring the possibility of presenting a series of joint events next year to foster greater interest in gardening throughout Fairlington, as well as to enrich gardeners' knowledge and share useful tips and ideas.

Presentations, gardening seminars, guest speakers, and a possible guided tour of one of the area's important gardens are under consideration.

Preliminary contacts have been made to area garden associations, the Arlington County Extension Service, and local nurseries to determine the availability of speakers and program ideas. Proposed topics for

events include:

- gardening in the shade;
- incorporating native plants in the landscape;
- selecting appropriate trees/shrubs for the Fairlington community;
- planting summer borders with annuals and perennials;
- gardening in a small space;
- and planting container gardens.

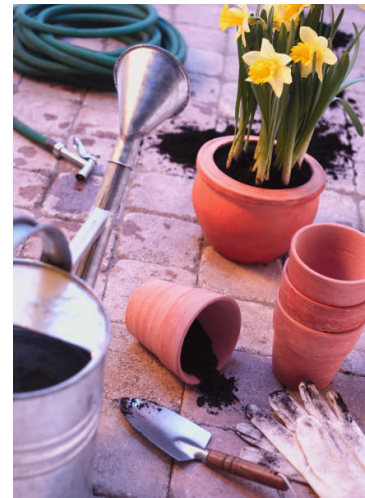
Under consideration are two initial presentations—one in late January and another in early March with the possible inclusion of a guided garden tour in the spring. More presentations on summer, fall, and winter gardening topics will be developed if residents indicate sufficient interest in the events.

If you are interested in attending gardening seminars and workshops, helping to plan events, or have suggestions for possible programs, please inform Chuck or Tom.

Meadows residents should contact Chuck Edwards at (703) 379-7256 or c-d@comcast.net.

Mews residents should contact Tom Corbin at (703) 931-0687 or tomrcor@aol.com.

Please reference "Meadows/Mews Gardening" in your message or email.



Thanks, Meadows BoD, for a Job Well Done!

Every year at the Annual Meeting someone usually stands up toward the end and thanks the Board for their hard work on behalf of the Association, but usually by that time many people have left and sometimes it doesn't get said at all. If ever a Board deserved our thanks, it's this one.

Let me begin by saying that any condo association would love to have this Board working on their behalf. Each member brings unique talents to the table and each is genuinely interested in the continued well-being of this community.

Going back to last year's Annual Meeting, there were four Board vacancies to be filled and, for the first time in years, there were more candidates than positions. We heard from six excellent prospects then voted in David Andrews, Bryan Hochstein, Paul Kealey, and Judy Pisciotta. John Thurber was the sole continuing member. It was nice to have two female candidates because in our 30-year history as a condo association there have only been a total of nine women on the Board.

These days, it seems that many residents think of condo Boards in gen-

By Diane Thurber

eral as an "us versus them" kind of thing. Maybe some deserve that reputation, but not this one. These Board members are very approachable, reasonable, and are always willing to listen.

For those of you who don't know, several days prior to prior to the meeting, each Board member receives a large packet of information from CMC. Members take the time to familiarize themselves with what's in there, including contracts, committee

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Thanks for a Job Well Done

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reports, resident letters, and—most importantly—financial information, so they can ask the right questions and make informed decisions.

This Board has tackled many tough issues in their first year—the installation of sewer clean-outs, a new painting contract, amendments and updates to the Bylaws, and straightening out insurance and deductible issues, to name just a few—and all in the midst of five changes in our property manager in as many months and three changes in our maintenance staff.

There is not enough time in one two-and-a-half hour monthly meeting to get this all done. John spends hours on Board business at

home and at work, including a good part of his days off. It's obvious that other members do this as well. No one ever comes to a meeting unprepared. They are always in close contact with one another and with Paul Leddy, our property manager. Additionally, they field many telephone calls and e-mails from residents both at work and at home.

I hope that these words and their presentation at the Annual Meeting have impressed upon each of you how fortunate we are to have such a dedicated Board. But don't take my word for it—attend a meeting and see for yourself. They respect each other and they know that dissenting opinions will be heard and taken seriously.

They agree to disagree without being disagreeable.

And, yes, their meeting schedule has been a little hard to keep track of at times, but that's only because they try to schedule them on evenings when every member—and Paul and I—can attend. With all those schedules to juggle, that can be tricky.

There were no Board vacancies this year and, if I had my way, the terms of these five would extend much longer than their designated three years. Be sure to thank them some time for all their hard work and dedication to our community. They deserve it.

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.
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 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. Include your name, address, and contact information with all correspondence. 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
Fax 703-631-9786
E-mail: paul@cmc-management.com

On-site Maintenance

Jack Clark, manager
Jose Rameriz, assistant
Tel. 703-820-6799

Towing Requests

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

Dryer Vents: Is Yours a Hidden Hazard?

By Ed Girovasi

I've been a resident of Fairlington Meadows since 1978 and for the past 17 years my family has lived in a Dominion unit. When we decided to renovate our basement and bathrooms in 1998, both were still in their original condition as constructed during the redevelopment of Fairlington Meadows from an apartment complex to condominiums in the early 1970s. While we spent a lot of time choosing tile colors and sizes, vanity styles, and thinking about other aesthetic issues, the most significant change was one we almost decided to omit—the replacement of our dryer vent.

In Meadows townhouses (Clarendon and Dominion units), the washer and dryer are generally located in the basement bathroom. The dryer is vented by a short duct—often metal—that runs from the rear of the dryer into the back wall of the bathroom. This short duct attaches to a longer duct that runs up the inside of the rear wall, across the ceiling and within the kitchen sub-floor, and exits to an external vent at the base of the rear brick wall. The problem and potential hazard is this longer, hidden duct; the original one installed during the condominium conversion is made of plastic with a spiral wire running through it to keep its round shape.

In the interest of economy, I didn't include duct replacement in my initial renovation contract. Because my basement bathroom renovation involved demolition of the shower ceiling, my contractor was able to

check the type of vent used and its condition—namely if it was indeed plastic throughout and how much lint had accumulated inside the vent over the years.

I had a clue that I had a problem because my dryer was taking longer to dry clothes, even though I had cleaned the external vent and it appeared that the exhaust air flow was fairly strong. My contractor confirmed my suspicions and added a sense of urgency I had not expected. The duct was plastic throughout, it was full of lint, and the trapped heat had charred some portions of my sub-floor joists. In short, I was faced with a fire hazard. At that point, I authorized the complete replacement with a metal duct throughout. In 1998, the incremental cost for this portion of the work was \$300-400. Today, a neighbor reported that contractors had quoted \$600-\$700 to replace the ductwork as a separate job, independent of any other repair/renovation. The work involves cutting a path in the wall and ceiling, removing the plastic duct, installing a sheet metal or aluminum duct, and patching the wall and ceiling with dry-wall.

The use of plastic ductwork within walls and sub-floors is no longer allowed under Arlington County's building code. It is a fire hazard and residents should investigate their situation.

In Clarendon and Dominion units, check the duct within the wall by moving your dryer away from the wall, disconnecting the shorter duct from the one

within the wall, and inspecting it visually and/or by touch. If it is plastic at that point, you can be 98 percent certain that you have the original equipment and it's plastic throughout.

This article is designed to raise your awareness, not your anxiety level! If you have plastic ductwork, your first step should be the removal of any blockage or lint build-up in your external vent. A strong exhaust of dryer air indicates that the heat is escaping. You could also choose to disconnect the shorter vent from the wall and attach an in-room venting system (the dryer will vent into your bathroom). This can be as simple as attaching a nylon stocking to the short duct to trap the lint and allow the exhaust to enter your bathroom, or installing a more sophisticated system that may be purchased at Lowes, Home Depot, or most other hardware or home improvement stores. Keep in mind, however, that these systems add to the overall level of dust in your home and increase interior humidity levels. You can also have a contractor clean out your existing ductwork to remove the lint. This option, though, may also prove ineffective because the plastic may be broken and create other problems. The best solution, albeit the most costly, is the removal of all plastic ductwork and replacement with sheet metal or aluminum. Please note that this is a responsibility and expense that falls on the shoulders of individual homeowners because we own the interior of our units.

The use of plastic ductwork within walls and sub-floors is ... a fire hazard and residents should investigate their situation.

Food Bytes

By Janet Filer

If you are entertaining this holiday season, these quick and easy recipes for interesting dips are sure to come in handy!

Cranberry Dip

- 1 bag fresh cranberries
- 1 cup sugar
- 1 cup apricot preserves (smooth, no chunks)
- 1 cup chopped pecans

Put cranberries in a baking pan, then add sugar and stir to coat. Bake at 350 degrees until cooked down into a liquid (about 20 minutes).

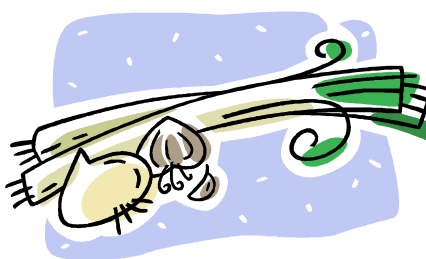
Remove from oven and stir in the chopped pecans and apricot preserves. Refrigerate overnight.

To serve, pour over a brick of cream cheese and serve with crackers.

Artichoke Dip

- 1 14-ounce can artichoke hearts, drained and finely chopped
- 1 8-ounce container sour cream
- 1/2 cup chunky blue cheese salad dressing
- 1/4 cup snipped chives (or finely chopped green onion tops)

Stir all together, cover and chill for one hour. Serve with toast rounds. (Yield: 2-1/2 cups)



Notes from the Board

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in the "un-numbered reserved" spaces.

- The towing company is permitted under our By-laws and procedures to tow any car parked in an un-numbered reserved spot if the car is not displaying a Meadows parking tag.
- Continuous parking in visitor spaces is limited to three days; vehicle parking in un-numbered reserved spaces is limited to 30 days.
- Unit owners with "numbered reserved" spaces have the authority to tow unauthorized vehicles from their own parking spaces. Unit owners are responsible for calling the towing company and must sign a towing authorization form before the vehicle is removed.
- A-1 can also tow any illegally parked car in any lot. Examples of illegal parking include double parking, blocking fire lanes, and parking on the

grass. Vehicles parked in violation of the regulations may be towed at the owner's risk and expense.

Have a happy holiday season and an enjoyable, healthy new year. Thank you for your continued cooperation and positive input on how we can keep our beautiful community looking good and operating smoothly.

And don't forget to visit our Web site www.fairlingtonmeadows.com for news, information, and updates.

John Thurber, Board President

Happy Holidays!

