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Notes from the Board

Your Board of Directors wishes you a safe and enjoyable holiday season!

We are in the process of wrapping up several major work items including the painting in Courts 3, 4, and 15. We have finished inspecting 15 of the worst sewer laterals in preparation for a major repair and relining contract planned to begin in the early spring. And, roof work in Court 10 will be done in November and early December, weather permitting.

Jack and José 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 cold season, here are just 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 should 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 splitting the pipes.

And finally, 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 50 or so people who attended. The 2006 budget was passed by unanimous consent. The condo fee increase for the coming year will be 3.76 percent—a modest and reasonable increase considering the major recurring and special expense items we anticipate for 2006.

Lisa Farbstein was elected to the Board of Directors and will be our treasurer. I know that she will continue to be

an excellent Board member. She has already shown her strong and productive work ethic and concern for the community during her temporary term of service.

I was re-elected for another term of office and will serve as your Board President for the coming year. I thank you all for your support.

Once again, we barely made the required quorum of attendees and proxies. Without a quorum we would not have been able to conduct the meeting nor pass the budget and elect Board members. 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.

During the annual meeting we had an excellent discussion about the cost of water and sewer services. We have budgeted \$107,000 for this

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Buildings & Grounds Update

By Chuck Edwards and Judi Garth, Co-chairs

The Buildings and Grounds Committee welcomes Judi Garth as our co-chair. Judi has been a valued member of the community since the Meadows was first established. She has served on the Board of Directors; has been on the pool committee, and is court 11 chairperson. Judi has worked on the B & G Committee for the past several years and has been involved in all aspects of its work.



We would also like to thank Lisa Farbstein for co-chairing the Committee for the past two years. Lisa is now on the Board of Directors and will be the Board's liaison to the B & G Committee.

Fall Planting: The Committee has completed plans for the fall planting, which will be completed in November. Even though fall is here, residents are requested to water the new material if there is not sufficient rain. Watering instructions are below. Residents are reminded that the Buildings and Grounds Committee has two plantings each year, one in the spring and one in the fall. Please check the Meadows Web site for request forms or submit your requests in writing to either Judi Garth at 3445 South Utah Street, or Chuck Edwards at 3460 A-1 South Stafford.

Watering instructions: If there is little rain this fall, please water newly planted trees and shrubs 1-2 times weekly until it becomes too

cold. Please remember that over-watering or light, frequent watering can damage the new plantings. It is best for the plant to let the water trickle slowly from the hose for 20-30 minutes.

Tree work: The dry, hot summer resulted in our losing several ornamental trees throughout the community. These were replaced in the fall planting cycle. The diseased crabapple trees at our tennis courts have been replaced with four yoshino cherries and forsythia. We also removed the unsightly evergreens behind court 6 on the path to Quaker Lane.

Grounds work: Valley-Crest, our grounds contractor, will remove leaves and maintain our grounds throughout the fall and early winter. They have aerated the lawns, applied lime and fertilizer as needed, and seeded bare areas.

Yard sale: The Meadows yard sale was held September 24 at the FCC. The Committee sponsors this event every two years to help raise money for spring and summer flowers at the circle and other places in the community. This year's event was organized by Judi Garth. Judi's hard work made the event a great success. Other Committee members also volunteered their time and talents. Linnea Barry helped distrib-

ute flyers and worked with Janet Filer and Jan Wallace at the White Elephant table. Virginia Mathes and Judy Bloom were in charge of the bake sale table, and Annabelle Wright designed the posters and flyer. Reed Watts and Chuck Edwards put up signs on the day of the sale and helped with setting up tables before the event and cleaning up afterward. We thank all the residents who made donations to White Elephant table and to Joan Stokes, who made arrangements for us to donate any remaining treasures to the Saint Clements thrift shop.

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. 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.

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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.

B & G Update

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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.

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.

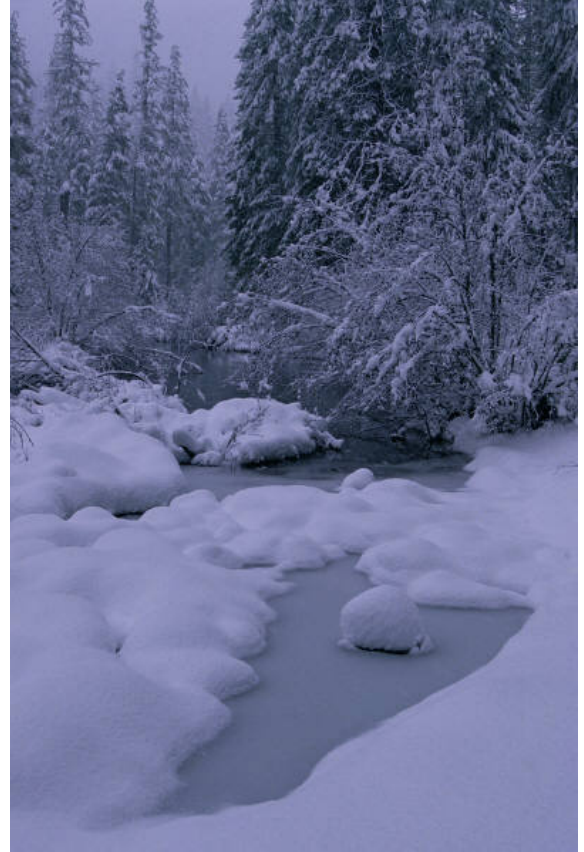
If you are interested in joining the Fairlington Meadows Building and Grounds Committee, please feel free to attend the upcoming meetings. All begin at 7:30 p.m. and last approximately one hour. Please check the *Messenger* or the Meadows Web site for meeting places.

January 4, 2006

At the residence of
Annabelle Wright
3409 South Utah Street

February 1, 2006

At the residence of
Linnea Barry
3460A-2 South Stafford Street



Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice pres.
Judy Pisciotta, 2nd vice pres.
Lisa Farbstein, acting 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), 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.

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

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



Often the brunt of holiday season jokes and jibes, the long-suffering fruitcake is overdue for a makeover! Try this new and improved version, which is much more like carrot cake—yum, yum!

Fruitcake Hater's Fruitcake

For the cake:

- 3 oranges
- 1 cup dried cranberries
- 3/4 cup golden raisins
- 1/2 cup currants
- 1/2 cup dried apricots, chopped
- 2 cups granulated sugar
- 1 cup butter, softened
- 4 eggs
- 1 teaspoon vanilla
- 3 cups all-purpose flour
- 1 teaspoon baking soda
- 1/2 teaspoon ground cinnamon
- 1/4 teaspoon ground ginger
- 1/4 teaspoon ground nutmeg
- 1 cup buttermilk*
- 1 cup chopped walnuts

Preheat oven to 325 degrees.
Butter and flour a 10-inch tube

pan. Grate 2 tablespoons of zest from oranges. Squeeze oranges to make 1 cup juice; set aside. In medium saucepan, combine dried fruits and 2/3 cup orange juice. Bring to a boil, reduce heat and simmer for 5 minutes. Drain well; set aside. In large mixing bowl, cream sugar and butter until light and fluffy. Add eggs one at a time, then add orange zest and vanilla; beat well. Alternately add combined dry ingredients and buttermilk to the creamed mixture, beginning and ending with the flour mixture. Stir in walnuts and fruit. Pour batter into pan. Bake about 1 hour and 15 minutes, or until golden brown and a wooden pick comes out clean. Cool in pan 10 minutes and remove to wire rack.

For icing:

- 10 ounces cream cheese, softened
- 8 tablespoons powdered sugar

Beat cream cheese and powdered sugar together until smooth. Add remaining orange juice; beat well. Spread icing on cake. Garnish with dried fruit.

*To make imitation buttermilk: Mix 1 tablespoon lemon juice or white vinegar with 1 cup milk. Let stand for 5-10 minutes.

Cake can be made 5 days ahead, cover and refrigerate. Bring to room temperature before serving. To freeze, wrap tightly in freezer wrap, heavy-duty aluminum, or plastic freezer-safe bags. Lasts up to 2 months in freezer.

Notes from the Board

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expense item, which represents more than 10 percent of our total budget. Several people asked that I include some water saving tips in our next newsletter. I would like to refer everyone to the "Watering Techniques and Water Conservation" section of our Resident's Manual, which you should have but can also be found on our Web site. It provides two full pages of excellent tips and water saving strategies, which will help us keep this expensive budget at a reasonable level. A few of the more significant items are as follows:

Don't water the lawns

Lawns will go dormant during dry periods and will turn brown, but they will come back to full "green" life as soon as the rains return. Shallow wa-

tering and intermittent watering actually can do harm to the lawns.

Avoid over-watering

Also called "flood-watering," this practice using hoses to water shrubs and plants is wasteful and can damage expensive landscaping.

Fix leaking plumbing

We lose thousands of gallons of fresh water each year through leaking toilets, faucets, pipes, and hoses. Toilet repair kits are relatively cheap and easy to install. You may need a plumber to fix other leaks.

Use it wisely

Catch water in jugs when waiting for hot water to arrive at your tap and use it to water your plants. Don't run the tap while brushing your teeth. There are plenty of ways to cut back

on waste. Water is a precious resource; treat it as such and help us all keep our water and sewer bills as low as possible.

Have a happy holiday season and an enjoyable and healthy new year. Thanks for your continued cooperation and positive input on how we can continue to keep our community looking great and operating smoothly. Visit us online at www.fairlingtonmeadows.com for information, helpful tips, important points of contact, and for the dates and times of our monthly board meetings.

—John Thurber, Board President

