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INSIDE THIS ISSUE:

B & G Update	2
Meadows Listserv	3
Community Notebook	4
Court Chairs	5
Caring and Sharing	5
Community Contacts	6



News from the Board

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

We have just finished several major projects, including painting in Courts 7, 8, 9, and 10, and a roof replacement at 3427-3431 S. Stafford in Court 4.

We are also wrapping up the sewer lateral relining work for 2007, which gets us about half-way through this major capital improvement project. Jack, José, and Ron Kirby, our onsite engineer, have been working very hard monitoring the sewer relining contract. Some of the relining can be done through the manholes, but other work requires the digging of 12-15-foot deep pits in order to reach the pipes. Placement of some of the pits has been tricky, as they are located close to the buildings or fences. One, in particular, had to be dug in the small space between a resident's outside garden and Dominion Electric's lines.

To ensure workers' safety, the water must be turned off. Residents were given notice of when the water would be off, but to our surprise some of the water lines feed buildings in unexpected places. For instance, when the water was turned off for work in Courts 4 and 5, it went off

unexpectedly in three buildings in Court 3. The same thing happened when work was done in Court 15 and it affected at least one building in Court 7. The work has been going very smoothly so far, with the exception of a collapsed lateral that was discovered at 3429 S. Stafford and will require some major digging and repair. Restoration of the affected areas will follow after the soil in the pits has had time to compact, which is essential prior to final grading and seeding.

Following the last heavy rain, settlement of as much as 18 inches occurred in some pits. So, as much as residents don't like looking at these disturbed areas, we must do the work at the appropriate time, or it will just have to be re-done, which is a waste of both money and effort.

We request residents' cooperation and patience with all major work that takes place in the community. This work needs to be done and we are doing it as quickly and as safely as we can, with as little disruption as possible. If you have any questions about any of the ongoing work, feel free to contact John Kilkenny at CMC. If you find yourself feeling frustrated or inconvenienced, please don't take it out on Jack and José.

Our annual meeting in October was well attended, and we thank the 60 or so people who turned out. Once again, between attendees and proxies, we managed to reach a quorum, without which we would not have been able to conduct the meeting or pass the budget. Thanks also to those of you who sent in your proxies and especially to the Court Chairs for canvassing their courts for proxies in advance of the meeting. With their assistance, we achieved a 52 percent response, the highest percentage in recent memory. We had good discussions on the state of the Association—which is excellent—as well as the budget and our ongoing capital improvement plans.

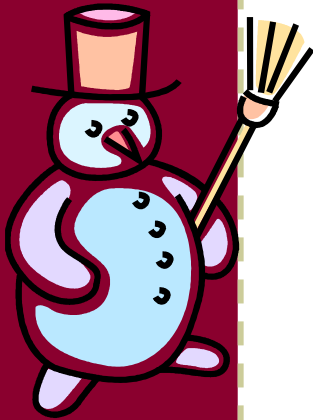
Attendees received reports from the Committee Chairs and, in the case of the Buildings & Grounds Committee, from several members, who discussed individual topics.

The 2008 budget was passed through unanimous consent. The condo fee increase for the coming year will be 3.40 percent—a modest and reasonable increase considering the major recurring and special expense items we anticipate for 2008. The new

Continued on page 3

Buildings & Grounds Update

By Lindsey Collins, Committee Member



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.

Fall is in full force and the Buildings and Grounds Committee would like to remind all residents that winter is just around the corner. There are energy savings techniques all residents can employ as the cold weather closes in.

Winter, just like summer, is a high energy use season. We can all do our part to make our units warmer and more efficient. It's getting colder, especially at night, so we are all running our heaters more. Heat rises and so much of the heat we use to warm our homes during the winter escapes through the attic. Making sure your attic is properly insulated will help ensure that less heat—and heating dollars—escapes into thin air.

As many residents know all too well, the original windows in Fairlington are very inefficient. Although replacing your windows is quite an expensive home improvement project, you immediately begin to reap the benefits from savings on your monthly energy bill when you replace old windows with newer, more energy efficient ones.

We can also conserve energy by turning the heat

down during the day when you are at work, as well as during the night while you are sleeping. Installing a programmable thermostat can make this much easier to manage.

The colder weather also means that it's crucial we all turn off our outdoor water, so that if pipes freeze and then unfreeze units don't incur severe water damage.

Lastly, it's time to replace the screens in your storm doors and windows with the glass inserts. This will help keep warm air from escaping from your home.

Despite the rain we had during the third week in October, the drought is expected to continue through the winter months. Because of this, the committee postponed the fall planting until early spring to better ensure the new greenery will have a chance to thrive. Please remember that grass goes dormant and doesn't need watering, but trees and shrubs still need a good drink every day or so.

Watering guidelines for 2007 are now listed on the Meadows Web site.

The Garths, neighbors who have been very active in the Meadows, are leaving our community soon. They are moving and will be missed tremendously.

Judi Garth co-chaired the Buildings and Grounds Committee with Chuck Edwards, was at one time a member of the Board of Directors, has co-chaired the Pool Committee, and was a Court Chairperson. Her contributions to the community will always be remembered and the Meadows would not have been the same over the years without her involvement. The Buildings and Grounds Committee wants to express many thanks to the Garth family for all they have contributed to the Meadows community over the years and wish them all the best in their new home.

Interested residents are invited to attend the next B & G Committee meeting, which will be hosted by Linnea Barry at 3460A-1 South Stafford Street on January 9, 2008 at 7:30 p.m.

We welcome winter and hope that everyone in the community has a joyous holiday season.



Want to save some cold cash during the cold weather?

You can save an average of 3 percent on your energy bill for every degree you lower your thermostat!

News from the Board

-Continued from page 1

condo payment booklets are being prepared and will be mailed out in early December.

The Board has received reports of biting incidents by loose dogs in the community, so please remember that you must keep your dog leashed. Even though you think you have your pet under voice control, please be considerate of others. Letting your dog off the leash is a violation of County laws and Association rules. There are off-leash areas available throughout the County, with one right in Fairlington at Utah Field. Also, our trash hauler would appreciate it if people did not allow their dogs to urinate on the trash bags awaiting pick up—an inconsiderate practice that is extremely unpleasant for the workers. Finally, please be sure to clean up after your pet and dispose of the waste in the proper manner.

As we prepare for the coming winter season, here are a couple of reminders

for all residents: First, sand is the only thing that should be put on icy sidewalks. Certain types of salt and "ice-melt" chemicals will damage the concrete. Second, 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 splitting the pipes. And finally, please don't use screw-in hooks or nails to attach holiday lights to the buildings. These damage the wood and mess up the paint. Outside lights must be removed within a reasonable period of time after the holidays. Residents are reminded that they may not climb up on the porch or building roofs to attach lights or ornamentation, or for any other reason. This is a safety issue and also to protect our hard-working but fragile roofs.

Please return your "Home Owners Link" envelope to your Court Chair if you want to receive this emergency notification service. If you have any questions about the program, contact John Kilkenny.

Your Board of Directors wishes you a happy holiday season and an enjoyable and healthy new year.



Thanks to all the volunteers who have contributed their time, energy, and many talents to the community during the past year. If community service is on your list of New Year's Resolutions, our committees are always looking for interested residents!

And finally, be sure to check out our Web site: www.fairlingtonmeadows.com for information; helpful tips; important points of contact; and for the date, time and location of our monthly Board meetings. If residents have suggestions on how we can continue to keep our community looking great and operating smoothly, we would enjoy hearing from you.

—John Thurber
President, Board of Directors



New Listserv Keeps Residents in the Loop

The Board of Directors has launched a new e-mail communications program to help keep Meadows residents informed about happenings in the community.

Residents of Fairlington Meadows can sign up to be added to this free service by sending an e-mail as outlined below.

Rest assured that this list will remain confidential; the Board will not share your e-mail addresses with anyone. All addresses on the list are for the

exclusive use of the Meadows Board of Directors and will only be used to keep you updated and informed about what's going on in your community. Examples of e-mail messages that have been sent to those on the list include reminders about the Meadows Annual Meeting and various pool events this past summer.

Residents of Fairlington Meadows who would like to be added to the e-mail list should send an e-mail to: fairlington_meadows@yahoo.com with "Add to Email List" in the subject line of the message. Please include your name, court number, and the e-mail address

that you would like added to the list.

So far approximately 170 residents have already signed up to receive messages from the Board.

The fairlington_meadows@yahoo.com e-mail address is only used for sharing these types of messages with Meadows residents. If you have a question, suggestion, or concern about Fairlington Meadows, you should continue to contact Board members directly. Their contact information is posted on the Meadows Web site at www.fairlingtonmeadows.com.

Community Notebook

Do Unto Others...



I would like to request that some residents employ a “kinder and gentler” manner when contacting the Board and speaking with Jack, José, or the Committee Chairs in our community.

Board members and Committee Chairs are volunteers who spend considerable personal time working for the benefit of our community when they could easily be doing something else.

In addition, we are extremely fortunate to have Jack and José on staff, so please remember that they

are our employees, not our servants. They, too, should be treated with respect.

When communicating, remember that it is the initial contact that sets the tone of the relationship. All of our community leaders are extremely approachable, and I can say unequivocally that there is not one who would not do his or her very best to get you the assistance you need or the answer you are looking for.

And please, please stop reminding the Board that you pay your condo fees! We all pay condo fees,

which entitle us as residents to contracted services, fiscal security, and maintenance of the physical plant. These fees do not extend to allowing rudeness or entitlement to special treatment.

On the opposite side of the coin, many thanks to those wonderful residents we hear from daily (at least five e-mails a day, or more, are directed to the Board President) who are pleasant and cooperative and provide our hard-working volunteers and staff with an occasional, well-deserved “thank-you.”

Sincerely,
Diane Thurber

New Chairs for Courts 10, 11

We would like to thank Denise Alley and Regina Brotzen for stepping forward to fill Court Chair vacancies in Courts 10 and 11, respectively.

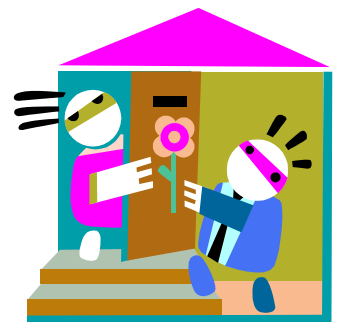
Denise replaces Renee Messalle, who recently moved to the Arlington Ridge area, and Regina replaces Judi Garth, who has moved to the new lo Piazza in Shirlington.

Denise and Regina came on board at a crucial time, when Court Chairs were canvassing their courts for proxies in advance of the Annual Meeting.

Both of them hit the ground running and did a great job on their first assignment.

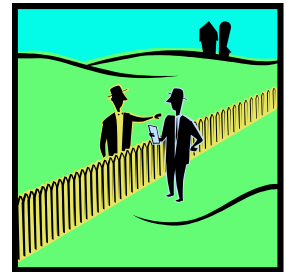
Many thanks to all of our Court Chairs for their service to the community!

For a list of Meadows Court Chairs—complete with contact information—please see page 5.



Fairlington 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 or Kristen Taylor	3457 S. Stafford St.	703-379-2880
7	558-569	Neel Brown	4209 S. 35th St.	703-522-4268
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	Denise Alley	3473 S. Utah St.	703-549-2678
11	643-665	Regina Brotzen	3443 S. Utah St.	703-647-9432
12	666-671	Louise Gabel	3401 S. Utah St.	703-379-7222
13	672-691	Mary Ellen Finigan	4304 S. 34th St., A-2	703-845-9642
14	692-713	Sarah Jones	3424 S. Stafford St.	703-969-6753
15	714-740	David Andrews	3460 S. Stafford St., A-1	703-379-7256



Spreading Holiday Cheer to Local People in Need

Getting caught up in the hustle and bustle of the holiday season makes it easy to forget that there are many families in our area whose holidays could be a lot brighter with a little help from members of the community who are more fortunate.

Arlington County's Web site features a clearinghouse of opportunities for people looking for seasonal volunteer opportunities or more long-term ways to help those in need.



Current openings include:

Adopt-a-Family

Sponsored by Northern Virginia AIDS Ministry, this program benefits area children infected with, or affected by, HIV or AIDS. Volunteers are provided with a child's "wish list" and asked to purchase, gift wrap, and deliver 4-5 items to NOVAM's Falls Church office. Contact: Jane Beddoe, 703-533-5505 x 15.

Arlington County Secret Santa

Sponsored by the Department of Human Services, this program benefits families and individuals in need by pairing them with a "Secret Santa" who donates gift cards from local grocery and retail stores that can be used by the families to purchase food, clothing, and other necessities. Contact: Robert Sharp, 703-228-1762.

Holiday Helpers

Sponsored by Wesley Housing, this program benefits low-income families

through volunteer donations of gift cards, wrapping paper, party supplies, and other items that will be distributed to families in need. Contact: Amanda House, 703-642,3830 x 224.

Gift Wrapping, Delivering

Sponsored by Offender AID and Restoration—the organization long-time Meadows resident David Manning directed—this program seeks to ensure children of incarcerated individuals receive holiday gifts. David passed away earlier this year, so this volunteer opportunity would be a fitting way for friends and neighbors to honor his memory. Contact: Elizabeth Jones Valderrama, 703-228-7031.

For more information about these and other volunteer opportunities, please visit:

www.volunteersolutions.org/acvo/volunteer/listings-updated.tc

Fairlington Meadows Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice president
Lisa Farbstein, 2nd vice president
Debbie Diener, treasurer
Jacqueline Maguire, 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 (see Web address below), view them on the community bulletin at the pool house, or contact John Kilkenny at CMC.

Meadows Online

www.FairlingtonMeadows.com

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

Messenger Volunteers

Kathryn Utan, editor
Rose Stack, distribution

Send letters, article ideas, or other items to the editor at 3407B South Stafford Street or send an 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.