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News from the Board

The Board would like to thank everyone who attended the Annual Meeting on October 28, as well as those who sent in their proxies. Once again, we managed to squeak by with the slimmest of margins in achieving quorum of 50.8 percent.

Kudos go out to Chuck Edwards, Teri Furry, Jennifer Lightbody, and Judi Garth for knocking on doors the night of the meeting to round up those last few proxies that were needed, and also to the Court Chairs, who canvassed their courts for proxies in advance of the meeting. This last-minute push is definitely what got us over the top.

Following introductions and a report on the state of the association, the Committee Chairs each reported on the activities of their respective committees.

The 2010 Budget was passed, and two Board vacancies were filled by David Andrews, a current Board member who will be serving another term, and by Paul Cinquegrane, who has been serving out the unexpired term of a former Board member. Both David and Paul bring a lot to the table in terms of knowledge,

experience, and dedication to the community, and we are grateful for their service.

This year's painting cycle included Courts 3, 14, and 15. We were very pleased with Middendorf's work and have even received several compliments! A detailed contract, pre-inspection, close monitoring by Jack and José — along with cooperation from residents — all contribute to our getting the best job possible. Painting is nearing completion and included the first phase of fence staining, which will be included in the contract for the next few years until all fences have been stained.

We are also replacing front shutters in conjunction with the painting cycle; back shutters are replaced as needed. A reminder that if your fence capboards or gate need attention, please contact Jack at the office, (703) 820-6799. Also, please let Jack know if you see any missing roof slates.

The final phase of the capital improvement project to repair and reline the sewer laterals is also nearing completion. We ran into an unanticipated problem with the line in front of 4231 S.



35th Street, when a section of it collapsed. U.S. Sewer & Drain was able to make a relatively quick repair to the line in order to minimize inconvenience to the affected residents. Thanks to those involved for their patience while this work was done.

All that remains of this project is to cut the access pipes flush to the ground once settling has occurred, and to re-grade and re-seed the "sewer pit" areas. The lawn work will be completed by our grounds contractor under the direction of the B&G Committee. Temporary pavers have been installed in the sidewalk in front of 4231, which will give the area time to settle before the sidewalk is repaired.

Please remember that as a result of this project, we ask that you not allow any contractor to run a "snake" into the lines so that it extends any further than your own interior pipes. This could cause major damage to the

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Buildings & Grounds Update

By Chuck Edwards and Drew Thompson, Co-chairs

Winter Gardening

Tips — While we sit inside cozy and warm, there is still activity going on in our gardens. The following are reminders about winter “chores.”

With the onset of freezing and thawing soil, newly planted items tend to heave out of the ground. Check periodically and gently push plants back into the soil. If mulch was applied, it will help eliminate this problem.

It is helpful to stay off wet or frozen turf; walking on these areas compacts the soil and damages roots.

If you have not already done so, remove spent annuals and perennials to give borders a neat, well-kept appearance for the winter season.

Don't let leaves pile up in your border. If you still have branches from discarded holiday decorations, use them to protect pansies and other winter-hardy items. Evergreen branches can protect plants from drying winds, as well as from compacting under snow cover. Remove these when new growth appears.

Don't worry when you see emerging spring bulb foliage; these plants can

withstand the cold.

When the temperature is above freezing and there has been little rain, newly installed sod, shrubs, and trees in the common areas need a good soaking to survive.

Indoor plants need less water now that the days are short. Check plants for moisture, but do not over water as this creates rot and disease. Gradually increase water as the daylight lengthens. House plants also do not need fertilizer at this time. Now is a good time to check out plant catalogue and Web sites, to order items, and begin dreaming about your beautiful spring garden!

Common Area

Plantings — Residents who are interested in planting a small flower garden outside a patio, whether in the rear or side of the patio, must first receive permission from the Buildings and Grounds Committee. Please send a request to one of the two co-chairs, and the committee will review it. 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 condo-

minium association. There are many things to consider when planting. Some of these include the existence of sewer lines and underground utility lines, as well as the type of material planted and its impact on the community.

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 committee, feel free to attend an upcoming meeting. They begin at 7:30 p.m. and last approximately one hour. Please check the Meadows Web site for meeting places or contact Drew Thompson at thompsov@gmail.com or Chuck Edwards at c-d@comcast.net for more details.

There is no meeting in December. Please check the Meadows Web site for details about the January 2010 meeting.

Happy Holidays!



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.



Desperately Seeking... New Chair for Court 14

By Diane Thurber, Chair, Committee of Court Chairs

The Meadows is still in need of a new chairperson for Court 14. The new volunteer will replace Sarah Jones, who previously served in this capacity. Sarah and her husband, Brad, recently returned to Texas, where they will begin new jobs and be closer to their families. Many thanks for Sarah for her service to the community.

Acting as a court chair is a great way to meet the people in your court, while providing a valuable service to

the community. The three main duties of court chairs are to:

- greet new residents;
- distribute recreation passes; and
- assist the Board in collecting proxies for the Annual Meeting.

It is very important that each court have a representative, so even if you just think you might be interested, I would love to hear from you and will

be happy to answer any questions you may have.

Please contact me via telephone at (703) 998-8723 or e-mail at j.thurber@verizon.net if you'd like to volunteer or get more information.

Make the Holidays Happier for Those in Need

You can help make the holidays a little happier for some of Arlington's most vulnerable residents by taking part in the County Department of Human Services annual Secret Santa Program.

Each year, the program helps more than 1,000 people, ranging from children in foster care and individuals with disabilities to low-income seniors and families.

According to the County's Web site, gift cards from nearby department stores, such as Target, K-Mart or Wal-Mart, or shopping mall gift cards that can be used at local malls, are the most useful. For low-income families, gift cards from local grocery stores are also needed. Gifts cards should not exceed \$50 each, but you can submit as many as you like.

Mail or hand deliver gift cards by Dec. 18 to:

**Secret Santa Program
c/o Kurt Larrick
Department of Human Services
3033 Wilson Blvd, Suite 700A
Arlington, VA 22201**

Learn more about the program online at: <http://www.arlingtonva.us/Departments/HumanServices/page66502.aspx>.



Christmas Tree Pick Up

This year, Capitol Services will be picking up Christmas trees on Tuesdays and Thursdays during the first two weeks of January (1/5, 1/7, 1/12 and 1/14).

News from the Board

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new liners. Pictures of the new lines were taken upon completion, so it can easily be determined if damage has occurred, in which case the homeowner will be held responsible.

I'm sorry to report that another vehicle was stolen recently, this time from Court 11 during the early morning hours of November 3. Residents are reminded to be vigilant and to report any

suspicious activity to police immediately.

There are two Committee vacancies that need to be filled: Court 14 Chairperson (see related article on page 3) and Pool Committee Chair. Jennifer Lightbody did a terrific job in that capacity this past summer and has offered to work with the incoming Chair to ensure a smooth transition. Although she will remain on the Committee, other obligations preclude her from serving as

Chair for the next season. If you are currently a member of the Pool Committee and would like to assume the Chairmanship, or if you are not on the Committee and would just like to step up, we would love to hear from you. Please call Jennifer at (703) 671-4261.

Respectfully submitted —

John Thurber,
Board President

Seasonal Tips from the Meadows Shop

By Jack Clark, Onsite Maintenance Manager

Now that winter is upon us, I would like to remind residents to shut off outside water spigots and unhook their water hoses.

If water continues to run after the pipe has time to drain, the shut off valve is not all the way off. Try turning it on, then off again.

If this doesn't work, you'll need to get a plumber to replace the valve, otherwise water can freeze and cause the pipes to burst, which in turn will cause water to back up into the wall and flood your basement — not to mention the cost of wasted water that will be charged to the Association.

Another cold weather problem can be caused by field mice looking for a warm place to nest.

Check outdoor vents located near your air conditioning compressor. If the flapper is stuck open or missing, you should replace it to keep mice and other critters out.

This is the responsibility of individual homeowners, but feel free to call me if you need this done; I have contacts for people who do this type of work.

If you have had windows

replaced and are not in this year's paint cycle, you will need to have the framework where the storm windows were scraped, caulked, and painted to keep the wood from rotting.

Again, please feel free to contact me for information about people who can do this work for you. This, too, is the responsibility of the homeowner.

For more information about winterizing your unit, or any other maintenance tips, call me at the shop (703) 820-6799.

Fairlington Meadows Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice president
Lisa Farbstein, 2nd vice president
Paul Cinquegrane, acting 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, www.FairlingtonMeadows.com, view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.

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On-site Maintenance

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Towing Requests

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

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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.

