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News from the Board

Your Board of Directors wishes you a pleasant fall. There has been a lot of activity in our community this summer. The county finished replacing the water lines and has repaved the streets. A number of street trees were stressed by this work and we were concerned that many of them might die. We contacted the county arborist and he said that the trees were damaged by the hot exhaust from the trucks and heavy equipment, but that they should recover and we hope they do. Unrelated to the water line work, several large street trees had to be removed because they were dying and presented safety hazards. The county will replace them this fall. These newly planted trees need to be watered and you can help in this regard.

We completed the first phase of our sewer lateral repair and relining project. We were very happy with the performance of our contractor. Having an independent engineer on site to provide oversight and inspection has already proven to be worth the investment. I have received several calls regarding the schedule for doing the final grading and reseeded of the areas where the pits were dug. The first thing we needed was several hard rains to settle the dirt into the pits. This has taken a while as we haven't had much rain this summer, but most of the pits are now fully settled and ready for reseeded. The other thing that has delayed the restoration work is the need to wait for cooler weather so the seeds will germinate and the grass will grow; we expect this

work will be complete by early October. The finishing touches will have to be provided by residents who volunteer to water the reseeded areas. If you would like to help, contact Chuck Edwards.

We have done the camera work for the next phase of sewer lateral work, which will take place in early spring 2008. In the meantime we continue to inspect the known troubled lines and perform clearing of these as needed. The whole project should be done in spring 2009.

The 2007 painting work has begun and Courts 7-10 will be done this year. We are using Middledorf Painters again as we have been very pleased with their work in the past and they gave us a very competitive proposal. Your cooperation in removing storm windows and making your patio accessible is important to the success of this work.

I want to thank everyone who contributes to the well-being and appearance of the community. This includes all the committee members as well as all the individuals who abide by the by-laws of the Association. Putting trash out at the proper times, keeping dogs on their leashes and picking up after them, watering the newly planted landscaping, keeping patios neat, and reporting problems to our maintenance staff all add up to a community that looks good and shows every sign of being well run and in good order. Keep up the great effort.

Residents are reminded that the visitors parking spots are for bona fide visitors and are not be used by residents for parking of second cars. Violators have been and will continue to be towed from these parking spots. Avoid the hassle of being towed by parking your second car on the street.

The annual meeting is right around the corner. As I mention each year, your attendance or proxy is very important to the conduct of this meeting. We need at least 50 percent representation of the co-owners in order to have a quorum, which will allow us to approve the budget.

The 2007 Annual Meeting of the Fairlington Meadows Council of Co-Owners will be Wednesday, October 24. The meeting will be held in the Multi-purpose Room of Abingdon Elementary School. Registration begins at 6:30 p.m. and the meeting will commence at 7:00 p.m.

We will be sending you a formal notification package through the mail. Enclosed you will find a proxy form and ballot for the Annual Meeting. Please send both the completed proxy and ballot forms regardless of whether you plan to attend the meeting or not. Please mail your proxy form and ballot no later than October 17. If you do attend the meeting, your proxy will be replaced by your personal vote.

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Buildings & Grounds Update

By Lindsey Collins and Drew Thompson

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.



The B&G Committee hopes everyone had an enjoyable summer and were able to stay cool during the hot weather. With the continuing drought conditions, we ask that you be diligent about watering shrubbery, trees, and annuals.

If you're new to the Meadows, we invite you to become part of the committee. Our next meeting will take place Oct. 3 and be hosted by Jennifer Lightbody (3445B S. Stafford St.). The November 7 meeting is at Annabelle Wright's home (3409 S. Utah St.) All meetings begin at 7:30. There is no meeting in December.

Plans are underway for the fall planting and we will be determining needs for planting and tree work. Please send any planting requests to Judi Garth at judigarth@comcast.net, 3445 S. Utah, or Chuck Edwards at c-d@comcast.net, 3460A1 S. Stafford no later than October 15. As part of the fall projects, ValleyCrest will aerate, fertilize, and overseed the lawns. This turf rejuvenation will help control the growth of weeds.

The Committee would like to address some serious issues that involve maintaining a healthy, safe, and livable community for us all in this issue of the *Meadows Messenger*. By working collectively to keep our community clean, the Meadows will be an even better place to live!

A group of B&G members conducted a walk-through of all 15 courts, examining the condition of each unit's back patio. Most were maintained appropriately, but 15 patios were in violation of the Meadows by-laws, which state, "The interior of the patios must be

kept free of high weeds, trash, and any odorous or unsightly objects that would constitute a hazard or nuisance." Problem patios featured broken pots, empty beer bottles, cigarette butts, overflowing trash bags, piles of special pick-up items for the Salvation Army, weeds 6 feet high, and open bags of gardening chemicals.

These patios pose genuine health and safety risks to the entire community. Overgrown weeds and shrubs provide shelter for rats, cockroaches, mice, raccoons, chipmunks, and squirrels, which don't respect patio boundaries and can carry disease. In addition, standing water is a breeding ground for mosquitoes that may carry West Nile Virus. Water in bird baths and fountains should thus be replaced every day or two.

We ask residents to maintain your patios accordingly and we thank all those residents who already comply with Meadows by-laws. Residents whose patios violate the by-laws will be notified by property manager John Kilkenny and will be allowed a reasonable amount of time to clean their patios accordingly. If the notified residents do not meet the requests of Community Management Corporation in the time allotted, they will be charged a fee for the necessary work to be contracted out.

To continue on the theme of health and safety, we would also like to remind residents to recycle. The recycling bins are placed at the entrances of each court on Tuesday mornings. Bins are for commingling plastic and glass. Bottle lids

(and bottles with lids on them) cannot be recycled, so please place these in your daily trash and not in the recycling bins. Newspaper and other paper products like magazines should be placed in a box or a paper grocery bag next to the bins; no paper should be in the bins. Additionally, it's important to break down boxes so they take up less space. Following these guidelines makes life easier for the hard workers who pick up our trash. Recycling properly ensures that less of our trash goes to the landfill; otherwise what's the point of recycling? See the Meadows Web site for additional recycling tips.

The B&G Committee regulates Valley Crest's use of herbicide, pesticide, and fungicide applications at all times. Available evidence on the active ingredients in the products they use indicates that they do not pose a carcinogenic or mutagenic risk. At this time, only an herbicide application is tentatively planned for the spring of 2008. The herbicide application will be conducted in selective locations prone to weed problems throughout the Meadows. No spraying will occur on lawn areas around the playground, pool, and tennis courts. All residents will be notified of chemical applications at least one week in advance of treatment through the Meadows Web site, e-mail, and flyers. Flags will be placed around all treated areas following chemical application. To be safe, children and pets should be kept off of treated areas for 14 days. Please feel free to contact John Kilkenny at CMC if you have any questions or concerns.

Community Notebook

Meadows Seeks Chairperson for Court 10, Welcomes New Volunteer in Court 13

The past year or so can be characterized as a "Lost and Found" period as far as court chairs are concerned, with so many of our neighborhood volunteers moving on to bigger and better things, while others step up to take their place.

We are currently in need of a new chairperson for Court 10. Many thanks



to Renee Messalle, who served in this capacity for the last few years. Renee recently moved to the Arlington Ridge area and, as she prepares for her impending nuptials, we wish her all the best.

That takes care of the latest in the "lost" category, so moving on to "found," we would like to welcome MARY ELLEN FINIGAN as the new chairperson for Court 13. For those of you who live in that court, Mary Ellen's address is 4304 S. 34th Street, A-2, and her phone number is (703) 845-9624. Mary Ellen has lived in the village for 16 years and says she looks forward to meeting more of her neighbors through her new role as court chair.

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

providing a valuable service to the community. 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 all of your questions.

The three main duties of court chairs are to greet new residents, to distribute pool pass applications and pool passes, and to assist the Board in collecting proxies for the Annual Meeting.

I'd also like to take this opportunity to say thanks to all our wonderful volunteers!

Diane Thurber
Chair, Committee of Court Chairs
(703) 998-8723
j.thurber@verizon.net

News from the Board

Continued from page 1

The main item of business at the annual meeting will be the Council's approval of the budget for 2008. We will include a copy of the proposed budget and an explanatory letter. For the first time in many years, there will be no election of Board members this year. All five members of the Board have one year or more of their terms of office remaining.

The annual meeting is your opportunity to meet directly with your Board, management team, and your neighbors to discuss issues of interest to you. The Board will not vote during the annual meeting on any item presented during this meeting except for the budget approval. We will certainly take every other item for consideration another time. Renters are welcome to attend the meeting and to speak during Residents' Forum. However, only owners count towards the quorum and can vote on the budget proposal.

Please attend the meeting and don't forget to mail your proxy form and ballot. Your cooperation is critical to the conduct and success of our annual meeting. As an additional incentive for you to attend, we will be serving light snacks and beverages. We look forward to seeing you on Thursday October 24.

Sincerely,

—John Thurber
President, Board of Directors



A Note of Thanks...

I want to thank everyone in Fairlington for their thoughts, cards, phone calls, visits, and especially their prayers during my mom's illness and death. Thanks for the flowers also.

You guys made this time much easier for me.

—Jack Clark
Meadows Maintenance Manager

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.

