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Lost Keys?

A set of keys was recently found in the Court 8 parking lot. Call 703-998-8723 to claim if they are yours.

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.

We completed the middle phase of our sewer lateral repair and relining project. We continue to be very happy with the performance of our contractor and having an independent engineer on site to provide oversight and inspection has proved to be a sound investment.

Several residents have inquired about the schedule for re-grading and re-seeding the sewer pit areas. Prior to scheduling this work, we need to wait for several hard rains to help settle the back-filled dirt. This has taken a while, as we haven't had that much rain this summer, but Tropical Storm Hanna finally provided us with what we needed. Most of the pits are now fully settled and ready for re-grading and re-seeding. Another thing that has delayed the restoration work is the hot weather; it is best to wait for cooler temperatures before putting down grass seed, because unless the new grass is watered, either by residents or by Mother Nature, it will not survive the heat. At this point, we expect lawn restoration work to be

performed in October. If you are willing to help keep a newly-restored area near your home watered, please contact B&G co-chair Chuck Edwards.

Work on the last few lines will be done in the spring of 2009, at which point all 54 of the laterals needing attention will have been given new life. We already have noticed the difference this work has made by the substantial reduction in reported flooding.

After many years of tough negotiations with COMCAST, the Board has finally reached an agreement with the cable provider on installation guidelines and the responsibilities of all parties involved, including residents.

Residents are responsible for ensuring that COMCAST installers understand all provisions of the installation guidelines before any cables are installed. With this agreement, we now have the leverage to hold COMCAST accountable when installations are improperly done, but only if the installers are informed of the guidelines in advance of performing the work—which is why residents are our front line of defense in ensuring that the cables are installed properly and neatly.

The entire agreement can be found on our Web site at www.fairlingtonmeadows.com. Additionally, Jack Clark, our maintenance manager, has copies at the office if needed. You do not need to produce the entire agreement, just the guidelines detailed in Exhibit A.

Middledorf Painters has begun this year's painting cycle, which includes Courts 1, 2, 11, 12, and 13. The Board has been very pleased with their work in the past and they once again provided us with a very competitive proposal. A new two-step notification system has been instituted this year, so that residents in the painting cycle will better understand the process and the responsibilities of both the painters and the residents themselves. The first step is the general notification from the Board, which has already been delivered to affected residents, informing them that their units are in the painting cycle. The second step is the advance notice from the contractor letting residents know the date they expect to begin working on specific buildings within the courts. Residents' cooperation in removing storm windows, making patios accessi-

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Buildings & Grounds Update

By Chuck Edwards and Drew Thompson, Co-chairs



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.



An extremely wet spring was followed up by a very dry summer. Fairlington went most of August without any significant rain and our lawns, trees and shrubs have suffered as a result. While the lawns are resilient, our trees and shrubs must be cared for in order to protect our horticultural investments (see Cool Weather Watering Tips below).

Please do not under any circumstances apply fertilizer to our lawns. During the summer, B&G discovered two cases in which residents over-fertilized the grass to remediate patches in the lawn. The fertilizer was not applied properly and both lawns suffered extensive nitrogen burns. In addition, the excess chemicals will wash into our storm drains and contribute to pollution of our ecosystem.

To continue Fairlington Meadow's community beautification effort, we will be planting a number of hardy shrubs this fall

throughout the property to address areas in need. Specifically, we will be targeting mulch beds affected by the sewer line work where existing shrubs were damaged or removed.

The community's lawn maintenance contract with Valley Crest expires on 1 January 2009. Fairlington Meadows will re-compete the contract in October and we anticipate reaching out to as many as six different vendors for quotes. In preparation, the Board has reviewed the terms of the existing contract and made a number of modifications to include an increase in the frequency of weeding, pruning, and mulching. We anticipate that the new contract will be in place by November 30 to ensure a smooth transition, if necessary, between the existing and future contractors.

Over the last six months, the frequency of violations of our bylaws has increased significantly. Residents have taken to modifying the common areas in front and

behind their homes without receiving permission from the B&G Committee. Some modifications, such as the erection of a stone wall in front of the mulch bed, do not compliment the architecture of the community and stand out as inappropriate additions. We ask that you please submit a request to the B&G Committee before you make any changes to common property.

If you are interested in joining the Meadows Building and Grounds Committee, please feel free to attend an upcoming meeting. They begin at 7:30 p.m. and last approximately one hour.

October 1
Annabelle Wright
3409 S. Utah Street

November 5
Richard Lawrence
4200 S. 34th Street

There will not be a meeting in December.

~Cool Weather Watering Tips~

If the fall and winter months are dry ones, please help keep our new and established shrubbery alive by watering newly planted trees and shrubs 2-3 times a week unless there is a good soaking rain. Small trees and established shrubs should be watered for 20 minutes using a slow trickle from a hose placed at the base of the trunk, so the root ball is deeply soaked. If a hose is not available, use gallon plastic milk containers to gently pour several gallons of water at the trunk area of the shrub or tree. It is best to water trees and shrubs in the early morning or evening, while the grass does not need to be watered at all.

News from the Board

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ble, and moving personal property out of harm's way is important to the success of this work.

We just completed a major roof repair in Court 14 and have begun a total roof replacement in Court 5. If you notice any problems with loose or missing roof slates on any of our buildings, please notify Jack at (703) 820-6799. A minor repair here and there will prevent costly roof repairs in the future.

The Annual Meeting is right around the corner. As we remind you each year, your attendance or proxy is very important to the conduct of this meeting. We need representation of 50 percent or more co-owners in order to have a quorum, which will allow us to approve the budget. The Annual Meeting of the Fairlington Meadows Council of Co-Owners will be held on Wednesday, October 29, 2008 in the new Multi-purpose Room of the Fairlington Community Center at 3308 South Stafford Street. Registration begins at 6:30 p.m. and the meeting will commence at 7:00 p.m. All co-owners will be receiving a formal notification package through the mail. Enclosed you will find a proxy card and ballot for the Annual Meeting. Please return both the completed proxy and ballot forms regardless of whether you plan to attend the meeting or not; if you do attend, then your proxy will be replaced by your personal vote. In order to allow sufficient time for mailing, please respond no later than October 22.

The mail-out will also include a copy of the proposed budget and an ex-

planatory letter. The main items of business at the Annual Meeting will be approval of the 2009 budget and the election of one Board member. My term of office as your Board President ends this year; however, after considerable thought and some strong encouragement by people in the community, I have decided to run for another three year term. There are a number of major projects that I would like to see through to completion, including the sewer lateral relining, updating of our governing documents, and getting COMCAST on track to fulfilling the provisions of our recently signed agreement. I ask for your consideration and support when filling out your proxy ballot or when voting at the meeting. Anyone else wishing to run for the Board vacancy should contact our property manager, Jason Eglin, who will add your name to the ballot.

The Annual Meeting is your opportunity to meet directly with your Board, our management agent, all committees, and your neighbors to discuss issues of interest to you. The Board will not vote during the meeting on any item presented during this meeting except for budget approval and the election of a Board member; however, we will certainly take every other item for consideration at a regular Board meeting. Renters are welcome to attend the meeting and to speak during Residents' Forum, but only co-owners may comprise the quorum and vote on the budget and the election.

We just completed a very successful pool season. The Board sincerely thanks Pool Committee co-chairs Lindsey Collins and Jennifer Lightbody, as well as all the committee



members, for providing valuable oversight of the pool operations. They provided guidance to the lifeguards throughout the summer and managed several fun social events, so their time and effort is greatly appreciated.

The Board would like to thank everyone who contributes to the well-being and appearance of the community. This includes, in particular, Buildings and Grounds Committee co-chairs Chuck Edwards and Drew Thompson, as well as members of the committee, and all other committee members and individuals who abide by the Bylaws of the Association. Putting trash out at the proper times, keeping dogs leashed and cleaning up after them, watering the newly-planted landscaping, maintaining neat patios, and reporting maintenance issues to our on-site maintenance staff all add up to a community that looks good and shows every sign of being well-run and in good order. Thank you, and please keep up the great effort.

In conclusion, here are a couple of items we ask you to consider:

The tot lot is intended for use by small children. We have heard that the presence of much older children can sometimes be a bit intimidating for the little ones and parents have reported having to untangle the swings that have been spun around the cross bar so their kids can swing.

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News from the Board

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People are beginning to replace their analog televisions in the face of the February 2009 transition to all-digital. Remember, TVs (as well as computers) contain hazardous materials. Please do not put them out for curbside pick up. Dispose of them properly and contribute to a safer environment.

Window well covers can prevent water intrusion into basement areas. You can make your own by purchasing heavy plastic sheets at home improvement stores. The

sheets can be cut to fit using a small hand or power saber-saw.

Please minimize the use of inside water during periods of heavy rain. Showers, washing machines, and dishwashers used at those times just add to the water discharge load, and it is sometimes difficult or impossible for the County drainage systems to keep up with the demand, resulting in back-ups.

Please plan to attend the Annual Meeting and don't forget to mail your proxy

form and ballot soon after you receive it. Your cooperation is crucial to the conduct and success of this meeting. As an additional incentive for you to attend, we will be serving light snacks and beverages. We look forward to seeing you on Wednesday, October 29.

Sincerely,

~John Thurber, Fairlington Meadows Board President

Recycling News

Arlington County has expanded the plastics acceptable for recycling. All plastics marked 1-7 can now be placed in the bins for weekly pick-up or taken to a county drop-off facility. Items once forbidden, but now acceptable include yogurt containers, deli and clamshell containers, margarine tubs, and even flower pots. As always, please be sure to rinse before recycling!



YUK — Don't Cause a FOG Clog!

Fats, oils, and grease—known collectively as FOG—represent the most serious enemy of our public sewer lines. FOG is found in food scraps, meat fats, lard, grease, cooking oil, butter, margarine, and shortening. When these are dumped down the drain, they go straight into our sewers and forms large, thick grease balls that clog the pipes and cause sewage backups, which can damage homes and businesses and also create health hazards. Sewer pipes blocked by grease are an increasingly common cause of sewage overflows. When sewer pipes back up on private property, the home or business owner is responsible for the cleanup.

How can you help prevent a FOG Clog?

- Pour oily food waste into an empty metal can and allow grease to cool in the container before throwing in the trash.
- When cleaning greasy pans, pour grease into a container and use a paper towel to wipe out residue prior to washing.
- Mix liquid vegetable oil with an absorbent material such as cat litter or coffee grounds in a sealable container before throwing it in the trash.
- Keep drains clean by pouring 1/2 cup baking soda down the drain followed by 1/2 cup vinegar. Wait 10 to 15 minutes and then rinse with hot water.
- Do not pour fat, oil, or grease down drains or garbage disposals.
- Do not use hot water to rinse grease off cookware, utensils, dishes, or surfaces.



An Arlington County sewer pipe ruined by a FOG Clog.

Cleaning FOG build-up from sewers increases maintenance costs for everyone in the sewer system. Help keep our environment clean and avoid unnecessary maintenance costs by keeping fat, oil, and grease out of our sewers.

Election 2008: Your Vote Can Make a Difference

It's relatively hassle-free and absolutely painless, yet half of all American citizens fail to vote and only 76 percent of those over the age of 18 are even registered.

In every presidential election since 1972, voter turnout never exceeded 55.2 percent and in mid-term elections that percentage dips even lower, according to the Committee for the Study of the American Electorate.

"I don't have time." ... "One vote is not going to make a difference anyway." ... If these excuses sound familiar to you, here is some interesting information for you to consider before Tuesday, November 4 rolls around.

"Just" one vote has made a difference in the outcome of an election more times than most people think. Here are some concrete examples taken from the Federal Election Commission's Web site:

- In 1997, Vermont State Representative Sydney Nixon was seated as an apparent one vote winner, 570 to 569. Nixon resigned when the State House conducted a recount and determined that he had actually lost to his opponent Robert Emond 572 to 571.
- In 1994, Republican Randall Luthi and Independent Larry Call tied for a seat in the Wyoming House of Representatives from the Jackson Hole area with 1,941 votes each. A recount produced the same result. Luthi was finally declared the winner when, in a

drawing before the State Canvassing Board, a ping pong ball bearing his name was pulled from the cowboy hat of Democratic Governor Mike Sullivan.

- In 1989, a Lansing, Michigan, School District millage proposition failed when the final recount produced a tie vote 5,147 for and 5,147 against. On the original vote count, there were 10 more votes against the proposition than those in favor. The result meant that the school district had to reduce its budget by \$2.5 million.
- In 2000, 537 votes in Florida decided the presidential election; 2.8 million Floridians who were registered to vote—and probably used the excuse that they didn't have time or that their one vote wouldn't matter in the grand scheme of things—didn't make it to the polls. With 22 million sitting the election out, single women represented the largest group of Americans who didn't vote in 2000.

Virginia's deadline for registering to vote in the November 4, 2008 election is Monday, October 6. All US citizens over the age of 18—or who will be over the age of 18 by November 4—can register to vote provided they have not been convicted of a felony or legally judged to be mentally incompetent.

You can obtain more information about registering to vote in Arlington County online at: <http://www.co.arlington.va.us/departments/VoterRegistration/VoterRegistrationMain.aspx> or by

calling the Office of Voter Registration Monday-Friday between the hours of 8:00 a.m. and 5:00 p.m. at (703) 228-3456.

If you have recently moved and have not yet updated your voter registration, remember to do so by the October 6 deadline.

All Virginia voters must show a valid form of identification—a voter registration card, driver's license, or social security card, for example—when they arrive at the polls. It is still possible to vote, however, even if you forget your identification on election day. You will simply be asked to sign an affidavit affirming your identity.

Virginia polling places are open from 6:00 a.m. to 7:00 p.m. on election days.

For Meadows residents, voting couldn't be easier—our polling place is literally right around the corner at the newly remodeled Fairlington Community Center.



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, www.FairlingtonMeadows.com, view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.

Property Management

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Fax 703-631-9786
jeglin@cmc-management.com

On-site Maintenance

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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.

