

Spring 2010

Vol. XVXIII, No. 2



News from the Board

Inside this issue:

<i>Buildings & Grounds Update</i>	2
<i>Crime on the Rise, Vehicles Vulnerable</i>	3
<i>Welcoming New Court Chairs</i>	4
<i>Community Vols Needed!</i>	4
<i>2010 Tennis Season Kicks Off</i>	5
<i>Community Directory</i>	6

Share Your Time and Talents!

Volunteers make the Meadows work, so consider taking a more active part in your community

(see page 4 for more details)

Spring-flowering trees and bushes, the lovely bulbs planted by residents, and some gorgeous weather have all helped to lift our spirits after a long and destructive winter.

Katchmark has begun work on the third and final building and roof repair contract, and American Exteriors has repaired or replaced five porticos that were damaged during the storms so, hopefully, the village will be back to normal very soon.

Interim inspections are done as the work progresses and the Board is pleased with the quality of the work. Once this third contract is complete, a final inspection will be conducted to make sure all damaged areas were discovered and repaired. Katchmark even had crews working weekends to complete the repairs for us as quickly as possible. The Board greatly appreciates everyone's patience during this process.

In addition to buildings and grounds issues, six wooden court signs were also damaged during the storms. The maintenance crew was able to repair four of them, but two were a total loss and had to be replaced. We again remind residents not lean items against the signs, as they are time-consuming to

repair and, at \$600.00 each, quite expensive. The same holds true for the light poles; despite written and verbal reminders, for some reason, contractors seem to think the light poles are there for their convenience in holding up windows and drywall. Please remind your contractors that that is not acceptable.

The Board also would appreciate residents' help with cable issues. If you request a new installation or repair, please refer to the Service Agreement between Comcast and the Association, which can be found on our web site, www.fairlingtonmeadows.com, on Page 10 under "Exterior Architectural Criteria." Exhibit A sets forth the guidelines for proper cable installation. It was no small undertaking to reach this agreement and residents are our front-line defense in ensuring that the guidelines are followed. Too often cable boxes are left askew with wires hanging out, temporary cables are draped across or through fences and left unburied for weeks on end, cables are improperly attached to the buildings, or a host of other problems occur.

Please follow through with the cable provider and hold them responsible under the terms of this agreement. It will cost you nothing and the village will look much better and be



After the harsh winter, spring is a welcome change that cannot fail to make us smile.

safer—a particular concern since residents often complain that they trip on random cables in the common areas. Your assistance is greatly appreciated.

Contractors and guests should be reminded that they may not park in residents' reserved spaces, even during the day. No one appreciates returning home to find someone in their space and service trucks are subject to towing just like any personal vehicle. Again, parking and towing guidelines are available on the web site.

It's also time again for some general reminders. Please place your trash out only at the appropriate times and never at night or over the weekend. Many people work very hard to keep our village looking neat and clean —

Continued on page 3

B & G 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.

Spring Planting — With the storm damage, the committee is not scheduling a spring planting. We need to assess the damaged shrubbery, make repairs, and evaluate what needs to be replaced. If necessary, we will plant in the fall.

Attention Gardeners! — With all the snow damage to plants and shrubs this winter, the B&G Committee is planning a plant swap on May 8 (rain date May 15). The plant swap will be held on the Meadows basketball court and start at 9:00 a.m. As you are working in your patio dividing perennials this spring, please consider donating some to B&G or swapping with fellow gardeners. B&G would also happily take your extra nandinas or other small patio shrubs to replace destroyed plants in the common areas. Please check the Meadows web site for more details.

Watering Instructions — When hot weather arrives, water shrubs and small plants for 30-40 minutes using a slow trickle from a hose. During the summer months, it is not necessary to water the lawn areas unless there is a particular concern. In dry weather, the grass will become dormant, but it will revive after any measurable rainfall. If watering the lawn becomes necessary, remember to do so in the morning because there is less wind, lower temperatures, less evaporation, more time for grass roots to absorb water, and time for grass blades dry out by nightfall, which helps discourage fungus disease. Do not water during the hottest part of the day when water is lost to evaporation. Do not water until after 6:00 p.m. if watering the morning is not possible. Please remem-

ber that over-watering and or light, frequent watering can damage the lawn and encourage weed growth. This also wastes water.

Grounds Work — Valley-Crest, our grounds contractor, is scheduled to mow, edge, and maintain our shrubbery and lawns during the growing season. This year, the contractor will mow and edge only when requested by the committee. Usually, sidewalks and similar areas will be edged every other time. In late June and early July, they will trim the shrubbery around the buildings.

Trees — The committee would like to remind residents that our trees are living things, which 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 to all of Fairlington.

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. 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.

Community Pride — The Meadows covers about 22 acres and we all need to help with keeping our homes and environment as attractive as possible. Therefore, if you see a bit of debris on the grounds, please consider picking it up and disposing of it properly. All of us working together will help keep the community looking great.

Get Involved! — If you are interested in joining the Fairlington Meadows Buildings and Grounds Committee, please feel free to attend one of our upcoming meetings. All begin at 7:30 p.m. and last approximately one hour.

May 5
Hosted by Drew Thompson
4307 South 35th Street

June 2
Hosted by Janet Filer
3444 South Stafford Street

There are no meetings in July and August. Our next scheduled meeting will be in September. Please check the *Messenger* or the Meadows web site for meeting places.



Spring bulbs, flowering shrubs, and touches of fresh green and vibrant color make Fairlington a soothing oasis in the heart of the metropolitan area!



News from the Board

Continued from page 1

including neighbors who follow the rules — and “trashy” is not the look we are going for. Trash and recycling guidelines can be found on the Association’s web site.

Two issues the Board hears about most are residents neglecting to leash and/or clean up after their pets. These appear to be of particular concern in the back common areas along Quaker Lane. Loose pets are a danger to themselves and to others. Pet feces are NOT fertilizer; they contain many harmful bacteria, including e coli, salmonella, and giardia, while pet urine causes large brown spots in the grass. Please be considerate of your neighbors, particularly children, who often play on the lawns. Be a responsible pet owner and do what you know is right. If someone reminds you of your responsibility, please be courteous and not verbally abusive.

Just so it doesn’t seem like we only talk about the negative, here is a short story with a terrific ending: When residents explained that a barking dog was disturbing them while the owners were out, those owners were not only cooperative in remedying the situation, they wrote a letter of apology because they did not want to be thought of as bad

neighbors! That was admirable and exactly the way we wish all neighbor-to-neighbor issues could be resolved.

Now that spring is on the way, people are more likely to have their windows open, so please be mindful of noise emanating from your unit or patio. Also, when cleaning your patio, do not toss materials out into the common area for someone else to pick up. Neither the maintenance crew nor the grounds contractor is responsible for cleaning up after individual homeowners. Plant materials should be bagged and branches neatly bundled and tied before being placed out for collection with your regular trash. It appears that more items are being recycled, so we have asked that additional bins be placed in courts where they tend to overflow.

Board members met with the pool contractor a few weeks ago to determine what repairs and purchases are needed in order to prepare the pool for opening and to pass county inspection.

The Pool Rules and other related documents have been reviewed and updated and are now at the printer. Residents can expect to receive applications for Recreation Passes in April or early May. Please complete the application promptly and return it to your

Court Chair. Passes are required for use of the pool, as well as the basketball and tennis courts.

Whether you’re a long-timer or a new resident, please take a moment to review the Pool Rules. The rules are updated every year, based in part on the previous year’s experiences.

For instance, a 10-minute “warning” is signaled at the end of the evening (generally 8:50 p.m.), allowing patrons time to get out of the pool, gather their belongings and depart prior to the gates being locked at 9:00 p.m. This rule went into effect last summer, but it doesn’t appear that everyone took note. The lifeguards often work 10:00 a.m. to 9:00 p.m. shifts, plus they come in early to clean and set up. After a 12-hour day they are exhausted and it is not fair to unnecessarily keep them even longer, or for the pool contractor to have to pay overtime because patrons are straggling along. If you visit the pool in the later evening hours, please plan accordingly.

The Board wishes all residents a delightful spring.

—John Thurber,
Board President



Cherry blossoms — the ubiquitous harbinger of spring in the DC Metro area.

One Man’s Trash ...

If you are a fan of garage sales, you’re in luck! The Arlington Civitan Club hosts Arlington County’s largest garage sale on the first Saturday of the month from April through November from 7:00 a.m. to 1:30 p.m. The event is held in the I-66 garage adjacent to Washington-Lee High School and the Arlington Planetarium on 15th and North Quincy Streets. For more information, visit www.arlington-fleamarket.com.

WANTED:

Energetic individual who likes fun in the sun (or shade... we've got shade!) and is an avid swimmer (OK... you can just like to float or even dangle your toes in the water!).

The Meadows needs you as the 2010 Pool Committee Chair!

C'mon!

Just DIVE IN!

New Chairs for Court 12, 14

Many thanks to Debbie Pope for volunteering to serve as the new Court Chair in Court 12. Debbie will be replacing long-time resident Louise Gabel, who recently moved to Goodwin House. Debbie has been a Fairlington resident since 2000 and a Meadows resident since 2003.

By Diane Thurber

Thanks also to Ken McElwain, who will assume the position of Court Chair in Court 14. We were delighted when Ken volunteered, as this vacancy has existed since last fall when then-Chair Sarah Jones and her husband returned to

Texas. Ken has lived in the Meadows for 15 years and is looking forward to getting to know more of his neighbors by serving as Court Chair.

Again, thanks to both Debbie and Ken. Welcome aboard!

Volunteering in the Meadows

It takes many volunteers to run a community of the size of the Meadows. Without precious volunteers, the operation of the community would come to a grinding halt, and there would be no one to protect your investment.

By Diane Thurber

by becoming involved in the operation of the community you call home.

We really do need you, and if you've ever done any other volunteer work, you already know how rewarding it can be.

plates. Unfortunately, there will be none of the fun events that have long been a hallmark of summer in the Meadows without volunteers to make them happen.

We greatly appreciate those who already serve on the various committees and especially the Board, but we can always use more help.

Every committee needs a chairperson, and we are still in need of a Pool Committee Chair for the fast-approaching season. Without a Chair, the responsibility of running the pool will fall to the Board, and as you can imagine, they already have enough on their

Please consider volunteering some of your time to assist with this important position.

Many Chairmanships require a year-round commitment; this one is only seasonal.

If you made a New Year's resolution to get more actively involved in 2010, but haven't found the right opportunity yet, you can still make a difference

Contact Jennifer Lightbody at (703) 671-4261 to volunteer or for further information.

Parking Woes and "No's"



Just a friendly reminder for those residents who are planning repairs or expecting guests — please make sure that contractors, repair services, delivery men, and visitors use your assigned parking space, a visitor space, or park on

the street rather than in a neighbor's assigned parking space. UPS, Fed Ex, or other delivery trucks that are only in the parking spots for a few minutes are not so much a concern as activities that are more involved, such as furniture

and appliance drops or services and repairs that take a long time.

Please be considerate of your neighbors and remind service people you engage to park appropriately.

Tennis Season Kicks Off May 1

Another tennis season will soon arrive in the Meadows and before it does, a note of well-deserved thanks goes out to our Meadows maintenance team.

This past winter was hard on our community and our tennis courts were not immune to mother nature's muscle-flexing, which resulted in a large, deep crack opening up along the interior edge of one court.

Jack and José came to the rescue, cleared out the debris, filled it in, and applied the latex outer coat, thankfully helping us to defer contract work until next year.

This is just one item in a long list of repairs that Jack and Jose have completed throughout the Meadows after a very harsh winter season. We are fortunate to have two fine, capable and responsive maintenance men.

Now, on to tennis talk!

Reserved play on weekends begins on Saturday, May 1, and will continue through

By Ed Girovasi, Recreation Committee Co-chair

Sunday, October 3, when the 2010 season officially closes.

A sign-up sheet will be posted by 7:30 a.m. each Saturday and Sunday. Residents 16 years or older may reserve a court for one hour by printing their full name and unit number on the sign-up sheet.

There is a limit of one hour per unit per day. If the person who signed up for the court doesn't commence play within 10 minutes after the hour, he/she will forfeit the court to those present.

Court time is available on a first-come, first-served basis. Two players must be present to establish their place in line when waiting for a court. One player alone cannot hold a place in line.

Before starting play, set the bulletin board clock to indicate your starting time and place your ID card (pool pass) in the corresponding holder. If you fail to indicate your starting time or fail to display your ID card in the holder, you must

vacate the court at the request of waiting players.

After one hour (singles), you must vacate the court if others are waiting to play. Doubles play may continue for two consecutive hours, provided that two residents have their ID cards on display.

Also, please remember that our tennis courts are available for one activity only, and that is TENNIS. Players must wear tennis shoes or athletic shoes with non-marking soles.

All other activity is prohibited on the courts. Improper use may result in forfeiture of recreation privileges, including pool passes.

Questions?

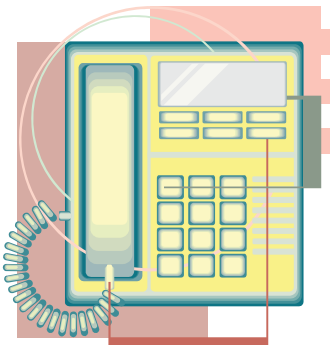
For more information on tennis or other recreational activities in the Meadows, contact Ed Girovasi (703-931-3735) or John Stack (703-379-7245).



Neighborhood Watch: Crimes of Opportunity On the Rise

On the evening of Tuesday, April 13, a neighbor observed a man attempting to break into cars in Court 8. At first, she thought he was out walking his dog, but then she noticed he was trying to open car doors and trunks. She ran inside and immediately called police, who responded to the scene, but not before the perpetrator got away. He appeared to be working alone and was described as medium build, with a medium complexion, wearing stone-washed jeans and a dark sweatshirt; age and ethnicity unknown. He did not seem to be using any type of break-in tools, so it was likely a crime of opportunity. We're grateful to this neighbor and her sister for noticing and reporting the incident. This is exactly the type of vigilance that helps keep the neighborhood safe. Hopefully, he won't be back, but this brazen act at 9:00 p.m. while many residents were still out and about reminds us that we must be aware of our surroundings at all hours of the day or night. Fairlington feels safe, but unfortunately we are not immune to crime.

Fairlington Meadows Community Directory



Board of Directors

John Thurber
President

David Andrews
1st Vice President

Lisa Farbstein
2nd Vice President

Paul Cinquegrane
Treasurer

Jacqueline Maguire
Secretary

Please direct correspondence to the Fairlington Meadows Board of Directors in care of Community Management Corp. at the address listed to the right.

For copies of Board meeting minutes, see the Fairlington Meadows web site, view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.

Property Management

Jason Eglin, 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
jeglin@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.

Visit us online at
www.fairlingtonmeadows.com

