

Spring 2011

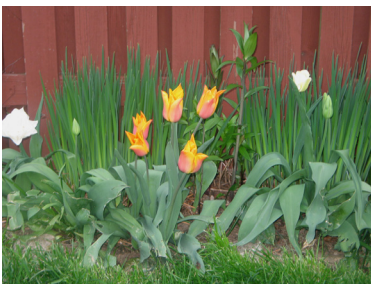
Vol. XXIV, No. 2



## News from the Board

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*A welcome sign of spring! Again this year, the Meadows came to life with the early harbingers of warmer weather to come - daffodils, hyacinth, tulips and other early blooming plants that make Fairlington a great place to live.*

Although we didn't experience as severe a winter as in 2010, it's nice to see that spring has arrived! The village certainly is looking beautiful, with the many trees and flowers in bloom.

Your Board has been very busy over the past few months, reviewing upcoming contracts, monitoring work on the baby pool, and updating the governing documents.

We were pleased with Somerset's performance for snow removal, and are glad those services were needed only twice, as it can quickly become an expensive proposition, as well as a strain on the budget if we have a winter with heavy snowfall. But all that is in the past and we are now looking forward to the opening of the pool!

The baby pool was in need of a new whitecoat and, during the process, a pressure test revealed a leak in the return line, which is the pipe that returns the water from the pool to the filter system via the pump. It is important to repair leaks promptly, not only to save water and chemicals, but also to prevent undermining the pool's structural components and washing away fill dirt, thus risking future failure.

The source of the leak was found to be under the

concrete pad, which required removing a section of the concrete; however, we were fortunate the leak was not directly under the pool itself (the best scenario would have been in the grassy area). The return line was repaired and re-tested, with positive results. The hole was then backfilled and patched, and whitecoating and tile installation followed.

At this point, Community Pool Service is maintaining the water chemistry and curing of the pool. Pre-season preparations have begun on the main pool, and opening day is May 28. If you plan to use the pool this summer, please take a moment to review the rules, which are updated each year to reflect experiences from the previous season.

The Board has also updated the "Criteria for Installation of Satellite Dishes and Exterior Antennas" and developed new "Criteria for Use of Exterior Storage Containers." Those documents, along with a registration form for Homeowner Link Elite, will be distributed by the Court Chairs this month along with the applications for Recreation Cards.

Additional Resolutions and governing documents are posted on the Web site, so please refer to them for

guidance. Of particular importance is the Association's Service Agreement with Comcast for the installation and maintenance of the cable system, which is appended to the Exterior Architectural Criteria. As we have reminded residents in the past, you are our first line of defense for getting the job done right, so please insist on it. Be sure to check the Association's Web site, [www.fairlington.org/meadowindex.htm](http://www.fairlington.org/meadowindex.htm), frequently for the latest news, including meeting dates and other items of interest to the community.

We unfortunately experienced two sewer back-ups recently, one in Court 11 and another in Court 8. The Court 11 problem was caused by tree roots that penetrated the exact spot where the new liner interfaced with the county sewer line. More problematic was the situation in Court 8, involving a partial collapse of the liner.

Repairs to both lines are now complete, with the exception of grounds restoration, which will be undertaken in the fall after sufficient settling. In the case of the damaged liner, the Board is researching warranty coverage. During any type of sewer work, the contractor invariably discovers foreign objects in the line. Please remember that human and pet

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## B & G Update

### 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** — Our new contractor, Somerset Landscaping, has completed a spring planting. This year, the Committee worked on areas damaged by last year's storms. We ask that residents please water the new plants during the summer if there is little or no rain. We will continue working to replace and improve our landscaping in the fall.

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

**Grounds Work** — Somerset, our grounds contractor, is scheduled to mow, edge, and maintain our shrubbery and lawns during the growing season. This year, they will mow and edge only when requested by the Committee. Usually, the sidewalks, etc. will be edged every other time.

By Chuck Edwards and Drew Thompson, Co-chairs

In late June and early July, they will trim the shrubbery around the buildings.

**B-Buildings** — Committee members reviewed the hallways of the 27 B-Buildings in our community. Their assessment focused on the condition of paint on walls and moldings, carpets, and the general condition of each building. Members recommend that the buildings need to have touch up painting done and, in some cases, carpet replaced. The existing carpet in all buildings will be shampooed this spring. In the future, B-Buildings in the painting cycle will have the halls and molding painted. Residents are reminded that storage of personal items in the halls is not permitted. Thanks to the following members for their work on this project: Judi Garth, Linnea Barry, Diane Thurber, Janet Filer Cynthia Puskar, and Annabelle Wright.

**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.

**June 1**  
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.



## News from the Board

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waste are the **ONLY** things that should be flushed down toilets, and please be sure to remove pet waste from bags before flushing. Personal hygiene items marketed as “flushable” should instead be disposed of in the trash.

Another very important thing to remember is to not use appliances that require water (e.g., dishwasher, toilet, shower, clothes washer) during periods of heavy rain or if you have been notified that someone in your building is experiencing a sewer backup. At these times, excess water usage can overburden the sewer lines, causing or prolonging a sewer backup, which is a mighty unpleasant experience. Thank you very much for your cooperation.

Upcoming projects in the village include a curb and gutter survey; fence repairs in Courts 7, 8, 9, and 10 in advance of the fall painting cycle; improvements to the tot lot with additional timbers and wood chips being added; and repair of surface cracks in parking lots. Once the Board is satisfied with the product and method of filling those cracks, restriping will be included in the request for proposals.

In addition, the roof at 3439 S. Stafford Street is the next one in the queue for

replacement. Work will begin mid-May and hopefully will be completed before summer.

Judging by the amount of e-mail received on an almost daily basis, many residents are undertaking home renovations. Pursuant to the Meadows Bylaws, any project in excess of \$1,000 must receive prior Board approval. This is a streamlined process that can be accomplished via the exchange of e-mails and is not burdensome to the homeowner in the least.

Don't take a chance that you will have to redo work that is not in compliance with the Association's guidelines. Simply contact CMC or the Board in advance to get the necessary approval.

A-1 Towing has installed new metal signs on our court signs that comply with the county's requirement that the non-emergency police number be posted as well. These signs were provided by A-1 under our contract at no cost to the Association.

The Buildings and Grounds Committee recently conducted a survey of the B-buildings to note such items as the condition of the carpeting, sturdiness of handrails, and painting issues. During the course of that inspection, it was noted that residents in several buildings have

personal items stored in the hallways and on front porches, which is a violation of our Bylaws, as well as a safety hazard. In addition, the other residents in the building may not appreciate having to look at their neighbors' personal belongings as they and their guests enter their homes. If you have personal effects stored outside your unit, please retrieve them immediately. Also, trash bags may not be left in B-building hallways until the next scheduled pickup and must be kept inside your unit.

The Pool Committee is looking for a new Chair, so if you would like to volunteer for this very important seasonal position, please contact a member of the Board.

We would like to thank Jennifer Lightbody for serving as Pool Committee Chair for the past two summers. She was an effective communicator with the lifeguards and with our pool management company. She also interfaced with county inspectors, kept the Board updated following weekly staff meetings, and personally shopped for many of the needed supplies, which saved us money. We also want to acknowledge the efforts of Barbara Sitton, who organized the social events last summer, and who will do

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**Like spending your summers at the pool?**

**The Meadows Pool Committee is looking for volunteers, including a new chairperson.**

**See page 6 for more details!**

## Trash Talk: Big Pick Up Day Rules

**How lucky are we to have a monthly Big Pick Up Day for items too large to put out with our regular trash?**

Big Pick Up Day is held on the first Saturday of each month. This is the **ONLY** day large household items may be placed out for curbside collection. After all, no one wants to see a toilet sitting out in the common area on any given day of the week! Remember, construction debris of any kind is strictly forbidden and is a violation of our contract with Capitol. Residents are responsible for disposing of construction materials; otherwise, that burden is essentially passed on to everyone. Also, please refrain from leaning items against the light posts and court signs, which are expensive to replace if damaged.

# News from the Board

*Continued from page 3*

so again this year, with the assistance of Valerie Carter. Thank you Jennifer, Barbara, and Valerie, for keeping the Committee "afloat."

As you begin your spring patio clean-up, please do not toss debris over the fence into the common areas. Place all garden waste in plastic bags and dispose of it as you do your regular trash.

The Board has received more than one complaint about small bags containing dog feces being left in random areas, such as on other people's porches, with their trash, at the bases of trees, in the common areas between buildings, and at the playground. While everyone appreciates "it" being picked up, please also follow through with proper disposal. Also, as the weather continues to warm and people have their

windows and doors open, please be conscious of noise levels. When you're trying to enjoy some R&R you'll appreciate the same consideration from your neighbors.

We were remiss in the last issue for not thanking another special group of volunteers – those who deliver the *Meadows Messenger*!

Thanks to those residents who bring us the news, as well as to Distribution Manager, Rose Stack, and Editor, Kathryn Utan. Those fine folks are: Chuck Edwards, Celia Gabrysh, Ed Hilz, David Langbart, Dave Laufer, Ruth Ann Neely, Sandy Oliveira, Liz Pagano, Sylvia Skrel, and Annabelle Wright.

If you want to get the news first and fast, check out the *Messenger* online, where it appears in beautiful color.

Speaking of the Web site, we would like to take this opportunity to once again thank Mews resident Ron Patterson for establishing and maintaining the Association's website for several years.

Ron will be turning over the reigns soon to another wonderful volunteer, Mary Shea, a resident of Fairlington Green who, like Ron, will serve as webmaster for all the South Fairlington associations. We can't thank Mary enough for her willingness to undertake this role. The transition is already underway and, despite having "big shoes to fill," Mary is already off to an impressive start.

The Board wishes everyone a Happy Spring. Come on out to the pool and meet your neighbors!

*—John Thurber,  
Board President*



## Greening the Meadows Tip: Conserve Water!

We continue to ask residents to conserve water, both inside and outside your homes.

One easy way to do this is to repair any leaking faucets and toilets.

Water and sewer rates continue to escalate and, as with everything else, are reflected in your condo fees.

There are some good water-saving ideas posted on the Meadows Web site. You should also check out the Watering Guidelines (see Appendix K) in the Resident's Manual.



# Tennis Season in Full Swing

The 2011 tennis season kicked off in the Meadows on April 30. For those residents who take advantage of our community's courts, here are the rules and regulations to guide you:

Reserved play on weekends began on Saturday, April 30, and will continue through Sunday, October 2, when the 2011 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.

*By Ed Girovasi, Recreation Committee Co-chair*

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.

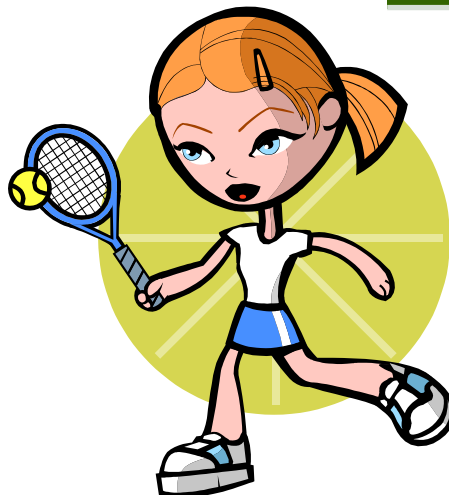
This past winter was not as harsh as we had in 2009-2010, but the courts still

required surface crack repairs. Once again, Jack and José came to the rescue, cleared out the debris, filled in the cracks, and applied the latex outer coat, deferring contract work until Spring 2012.

This is just one item in a long list of repairs that Jack and José have completed throughout the Meadows over the past year. We are fortunate to have two fine, capable and responsive maintenance men.

**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).**



# New Chairs for Court 11 and 12

Thanks to Barbara Sitton for volunteering to serve as Court Chair in Court 11, replacing Regina Brotzen.

The Sittons are long-time residents, who have lived in the Meadows and in many other parts of the world over the years. We are glad to have them back in the neighborhood once again.

*By Diane Thurber*

In addition to Court Chair, Barbara is also the Social Chairperson for the Pool Committee and is on the B&G Committee.

Thanks also to Annabelle Wright, who is replacing Debbie Pope as Court Chair in Court 12.

Annabelle is also a long-time Meadows resident, member of the B&G Committee, and *Messenger* distributor.

It's a lot harder to find Court Chairs for the smaller courts (fewer candidates), so we thank Annabelle for stepping forward.

## Tips from the Meadows Shop

Now that warm weather is here, please remember to check your outside water spigots for leaks.

Although water is included in your condo fees, it is the homeowner's responsibility to make these repairs. Water leaks can end up costing you plenty if not detected and repaired, not to mention the associated cost of wasted water.

B&G also relies on working outside spigots to water plantings in the common areas, which is especially important for new bushes, trees and shrubs.



### Have a Maintenance Question?

Call the Meadows Shop  
at 703-820-6799.

## Splash into Summer!

Saturday May 28th is opening day at the Meadows pool!

Your court chair will be passing out applications for recreation passes, which are necessary for every resident to show to the lifeguards as they sign in to visit the pool.

Please fill out the application as quickly as possible so that your chair has time to get everyone their pass before opening day. And make sure that you understand the pool rules, which will be included



By *Barbara Sitton, Pool Committee Member*

with your pass.

At this time, there is still no Chair for the Pool Committee. We are appealing to someone to please help out and take up this responsibility. Unlike the other committee chairs, the Pool Committee Chair is only a seasonal position. But it is a very necessary one to make sure that the pool season goes smoothly.

Please contact a member of the Board if you are willing to help with this important job.

Valerie Carter and I will be working on scheduling pool activities for the summer. Volunteers are very much needed in order to have these activities happen.

We would like to have at least a pizza night and an ice cream float night, as these are very popular. Please consider volunteering. The children will especially appreciate it.

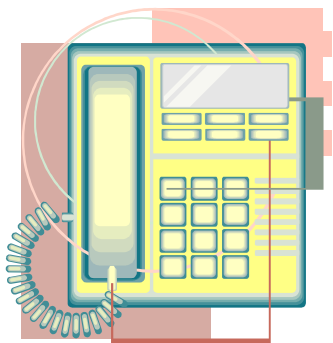
The baby pool repairs have been completed at this time. The pool will close after Labor Day.

Another important time to remember is the week of July 18- 2 when the FINS (the children's swim group) will be using the pool from 3:30-5:30 Monday through Thursday and 6:00-7:30 on Friday. The pool will remain open for residents during this time, but the FINS will be practicing as well.

If you would like to volunteer to help with pool activities, you don't have to become a formal member of the Pool Committee. Just contact a Board member or e-mail me at [jsitton@usa.net](mailto:jsitton@usa.net).

Thank you and enjoy the summer!

# Fairlington Meadows Community Directory



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### 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  
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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.*

*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.*

**Visit us online at**  
**[www.fairlington.org/meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)**

