

MEADOWS MESSENGER

News from the Board

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The Board would like to welcome **Glenn O'Brien** as our new Property Manager with CMC. Glenn comes to us with over nineteen years of experience in the field of property management, at one time supervising six properties totaling 2,034 units in the DC area.

Glenn received a Bachelor of Business Administration degree from James Madison University, and is currently working on his CMCA ("Certified Manager of Community Associations") designation. CMC leadership is confident that the Meadows will benefit from his knowledge and experience.

The Board recently met with Glenn to review the Meadows' governing structure, governing documents, current and past issues, and their overall expectations from a property manager, and provided him with a detailed summary of current actions and issues to help get him up to speed quickly.

Glenn's contact information is:

Tel: (703) 230-8579, or
gobrien@cmc-management.com

The Board feels that communication is important to successful management and operations of the community. We have been very pleased with our two, former Property Managers, Jason Eglin and John Kilkenny,

and look forward to continuing that excellent professional relationship with Glenn over the coming years.

A second important announcement is that Mary Ellen Finigan is taking over as the new Editor of the Meadows Messenger, and this is her first edition! Mary Ellen is also the Court Chair for Court 13, and we thank her for volunteering to assume this second role. If you would like to submit an article for publication in a future Messenger, please send it to:

me.finigan@verizon.net

The Messenger continues to be an important communication tool for the Board, the Committees, and the residents.

We also are very pleased to announce the formation of a new Pool Committee for the upcoming season. Many thanks to:

Asser and Lindsey Guirgues, Erica Brown and Meghan Murphy for volunteering for this very important committee.

At their initial meeting, the committee met with Board members to discuss the roles and responsibilities of both the committee and the pool management company, as well as lifeguard duties and social activities.

A work party to take care of last-minute cleaning and set-up will be held prior to pool opening, on Saturday, May 26. We look forward to working with the new committee members and to a safe and fun summer at the pool.

When you enter the **pool enclosure**, you will see many **changes** this year. It was decided that the furniture had reached the end of its useful life, so all new chairs, chaises, tables, and umbrellas were purchased.

The maintenance crew performed many tasks including: painting the benches, power washing walls and floors, repairing plumbing and gates, and painting lockers in the guardroom.

Other upgrades include new white-coating of the main pool and a new window and door for the guard room. Also new are the ping pong table and wall clock.

The underwater lights that have given us so much trouble in the past were replaced last year and recently re-inspected, and all are operational.

As we do every year, the **Pool Rules** have been updated to incorporate issues that arose the previous year, so please take a moment to review them when you receive your Recreation Cards.

The Board fields numerous **requests for renovations** each month. Residents who wish to renovate their units must first submit their plans to the Board for approval. The approval process has been streamlined and it is no longer necessary to wait to present your proposal at a Board meeting. Simply submit a request via e-mail, along with a copy of your contractor's proposal, to either the Board President or to Glenn O'Brien. Once the project

is reviewed and approved, an e-mail will be sent to the homeowner granting permission to proceed.

One of the Board's duties is to maintain the integrity of the buildings, which is possible only if the Board is aware of ongoing projects. It is much easier to work with the Board and within the rules, rather than to circumvent the system, only to have problems arise when you try to sell the unit. This also lets Jack and José know where work is taking place on the property, so they can monitor the contractors, if necessary.

Fortunately, no **sewer backups** have been reported recently, but we ask residents to continue to exercise caution. Please do not flush improper materials down the toilet, and do not dispose of grease, oil, facial tissue, hair, dental floss, baby wipes, feminine hygiene products, paper towels, diapers, etc., in your toilets or in the kitchen or bathroom drains. Even products labeled "flushable" should not be placed in our sewers — toilet paper and human and pet waste **ONLY**, and pet waste first must be removed from bags. If you retain a cleaning company, please make them aware of this limitation of our sewers. If the cause of a sewer back-up is traced to a particular unit, the owner of that unit will be assessed all costs for repair. If you experience a sewer back-up, contact CMC immediately.

Another way to lessen the chances of a sewer back-up occurring in any of the units is for residents not to use appliances that are heavily water-dependent during periods of heavy rain. These include the dishwasher, clothes washer, and even long showers or excessive flushing. Once the pipes are full of

water/sewage, it has no place to go but "in." This holds true for any time we experience heavy downpours. Everyone's cooperation will help avoid these unpleasant situations and costly clean-ups. Remember that all Association-related costs are ultimately reflected in your condominium fees, which also can translate to higher rents for tenants.

Other items your Board has been working on:

1. Sewers:

Removal and replacement of twelve "T" connections, where the main line and the clean-out intersect. The interfaces will be better sealed to prevent roots from penetrating, lessening the potential for back-ups. Please remember that any snaking of drains must not extend beyond the exterior walls of the individual units, to prevent damage to the liners.

2. Parking lot repairs:

Bids were narrowed down to two, and the companies have been asked to fine-tune their figures so the Board can make an "apples-to-apples" comparison.

Filler will be used for small cracks; for larger ones and for damaged surface areas, the area will be chipped out and packed with asphalt. Crack-filling prevents water from getting in and causing further damage, especially during the winter months, when freeze-and-thaw cycles occur. Although crack filler creates a "snaking" pattern on the asphalt, all the contractors agree that seal-coating provides no purpose other than aesthetic; it does nothing to extend the life of the surface. Because it would add considerably to the contract,

and because we are still recovering financially from past snow and storm damage, we will forego seal-coating. Line striping and number stenciling are included in the contract.

3. Roofs:

Our engineering consultant conducted a comprehensive survey of the four roofs considered to be in worst condition, and provided the Board with a report of its findings, complete with supporting photographs. This report will assist the Board in determining the priority for repairing and/or replacing the four roofs that were inspected.

The earthquake last August was not as benign as we had hoped. A number of roofs sustained damage, mostly near the faux chimneys, where slight separation occurred, allowing water to infiltrate. All repairs have now been completed.

4. Trash and Recycling:

The Board approved an Addendum to the Trash Removal and Recycling Agreement between the Association and Capitol Services through April of 2016.

5. Insurance:

The Board contracted for a one-year continuation of the master property and casualty insurance program with USI Insurance Services.

REMINDERS:

- As a courtesy to neighbors, please be conscious of **noise** both within and outside your unit, especially now that the weather is warming up and doors and windows are open.

- Cleaning up after your **pets** is not optional. Please be a responsible pet owner and perform this important obligation for your neighbors, and follow through with proper disposal. No one wants to look at it, step in it, clean it up for you, or know that their child or pet may come in contact with it.

Pet feces are a health hazard and are environmentally unfriendly. The February 2012 edition of the All-Fairlington Bulletin (Page 19) contained an extensive article on this topic, which may be found at <http://www.fca-fairlington.org/all-fairlington-bulletin/55-2012-archives>.

Also, please keep your pet leashed at all times when in the common areas. This is both a County law and a Meadows Bylaw.

- Do not lean **items against the light posts and court signs**, especially large items placed out for Big Pickup. The signs and light posts are difficult to repair, and very costly to replace.
- Place **items out for Big Pickup** no earlier than 24 hours prior to the scheduled date, which is the first Saturday of every month. Items left out at the wrong time only serve to detract from the appearance of the village, and it is unfair to the hauler, when we have a regular date set aside for this purpose.

Please also remember that **construction debris** of any kind is strictly forbidden, and is a violation of our contract. Residents are responsible for disposing of construction materials; otherwise, that burden is essentially passed on to everyone else.

- **Trash** is collected six days a week, so there should be no reason for residents to place trash of any kind out at the wrong time. This is actually becoming quite a problem in a few of the courts, so if you recognize yourself as one who violates this rule, we ask you to please refrain from doing so. Again, it serves only to detract from the appearance of the village, and upsets your neighbors more than you may think!

- Remember that continuous **parking** in un-numbered, un-reserved spaces in the courts is limited to 72 hours. Some residents are reportedly using these spaces to store their second vehicle for extended periods. This rule was put into place to help ensure "equal access" to the spaces by all residents and guests, so everyone's cooperation will be appreciated.

- Other parking reminders:

Vehicles parked in court entrances or "piggy back" behind another vehicle are subject to towing without notice.

Please do not allow your contractor to park in your neighbor's space unless you have made such an arrangement. No one likes to return home to find someone in their space, be it daytime or evening.

Contact the maintenance crew at 703-820-6799 to report burned out sidewalk lights.

Rules and governing documents can be found on the Meadows website:

http://www.fairlington.org/meadow_sindex.htm

Check the site periodically for updates, which are generally announced by a banner on the home page.

The Board wishes you a happy spring, and encourages everyone to make a personal investment in the community – whether it be volunteering, helping out a neighbor, picking up litter when you see it, or simply following the rules for the good of all – your commitment will go a long way toward making life in the Meadows the best it can be.

Thanks, and see you around the pool!

Respectfully submitted,

John Thurber, Board President

Building & Grounds Update

By Judi Garth / Chuck Edwards

Spring planting: Somerset Landscaping is working on a small, spring planting. However, the majority of our planting will be done in the fall, with its cooler temperatures and rain.

If we have a hot, dry summer, we ask that residents please water shrubbery and trees.

Watering Instructions:

Water newly planted trees and shrubs 2-3 times a week unless there is a soaking rain. New plantings may need 1-2 years to get established.

Water small trees and shrubs, such as forsythia, azaleas, and nandinas, for 20 minutes using a slow trickle from a hose. Place the hose at the trunk of the shrub so that the root ball is deeply soaked.

Water larger trees for 30 minutes using a slow trickle with the hose at the trunk of the tree.

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 in the evening, not during the hottest part of the day.

If we have a long, hot spell, newly planted trees or shrubs may need more frequent watering. Please check to see if leaves and flower buds are wilted, yellow, or are falling off.

Reminder:

Watering the grass is a waste of water, and water is the single largest expense in the condominium budget. In dry weather, grass becomes dormant, but it will revive when it rains. It is much more important to water the trees and shrubs during dry weather.

Grounds work: Somerset 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 the committee requests it. This will eliminate unnecessary mowings (i.e. during dry periods, when the grass is dormant) and help control costs. Usually, the sidewalks, etc. will be edged every other mowing, and the beds will be weeded at the same time. In late June and early July, Somerset will trim the shrubbery around the buildings. Twice in the spring and twice in the fall the lawns will be treated to control weeds and will be fertilized. Notices will be posted prior to the applications. Also in the spring, the trees and shrubbery will be treated to

control insects. Each year the ornamental trees will be pruned. In the fall, the lawns will be aerated and seeded, and leaves will be raked three times.

Community Trees: The committee inspects and maintains all trees on our property. Arlington County is responsible for the street trees, but we also monitor them and work closely with the County via Ed Hiltz, Meadows resident and liaison to the County from the Fairlington Citizens Association.

The committee would like to remind residents that trees are living things and need to be nurtured and protected. They should never be used for signposts, because nailing or stapling into a tree opens it up to disease. The community spends many hours and dollars maintaining our trees, and we can all agree that they are essential to the overall ambiance of the Meadows and all of Fairlington.

If you are interested in joining the **Fairlington Meadows Building and Grounds Committee**, please feel free to attend the upcoming meetings.

All begin at 7:30 p.m. and last approximately one hour. Please check the Messenger or the Meadows website for meeting places.

Contact Judi Garth
judigarth@comcast.net

or Chuck Edwards
c-d@comcast.net

for meeting times, or if you have questions about our landscaping.

Pool Notes

By Lindsey Guirgues

The Fairlington Meadows Pool Committee is excited about the upcoming pool season. Not only has the pool had a face-lift with a new, bottom, white coat; but there will be new furniture and new umbrellas as well.

There will be a number of fantastic, crowd-pleasing socials that we are hoping everyone will have the opportunity to join.

This year's committee is made up of four residents that are open to your questions/concerns. They are:

Erica Brown, Asser and
Lindsey Guirgues, and
Meghan Murphy.

We look forward to meeting all of you very soon at the pool.

Be on the lookout for your Recreation Card forms in the near future and be sure to return them quickly to your court chairs. We don't anyone to miss a day at the pool!

Happy Summer!

Pool social activities in 2011 could not have happened without volunteers. In the last issue of the Messenger the name of Tara Hill was inadvertently left off the list of those who helped to make the season a success. Thanks to Tara and all of the individuals who contributed last year.

Barbara Sitton,
2011 Pool Committee

New Pool Furniture

By Diane Thurber

Please be very careful with the new pool furniture. It was a major investment, and with proper care, it should last about fifteen years.

The manufacturer provides limited warranties on all pieces – note the use of the word "limited." Not covered are the following: failure due to unreasonable or abusive use; failure to provide proper care and maintenance, including cleaning with a mild detergent; stains or discoloration of straps due to contact with dyes from wet clothing, chemicals, suntan and sunblock products; scratching or chipping of the powder paint finish due to abuse; and acts of nature.

Please do not stand on the furniture, toss it around recklessly, push your feet into the straps as a footrest, or slam it into the fence.

Also, please do not move the tables from their pre-positioned locations, as that will require moving the 50-pound umbrella stand, which could cause personal injury and/or damage to the stand. Use care when cranking the umbrellas up or down and when tilting them (again, do not stand on the chairs to reach the tilt mechanism; a footstool will be available for this purpose, if needed) and lower umbrellas if there are heavy winds, to avoid damage to the umbrella and/or cause it to overturn the table.

It would also help greatly if patrons would place a towel over the chair or chaise to prevent it from coming into contact with sunscreen.

This may seem like a lot to remember, but if everyone just tries his or her best to protect and not abuse the furniture, it should provide many years of service.

Thank you for your cooperation. When we winterize the pool at the end of the season, the furniture will be wrapped for storage to protect it further.

New Court Chair Still Needed for Court 10

If you are a resident of Court 10 and are able to volunteer a little of your time to fill this important position, we would love to hear from you!

Acting as 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 in advance of the Annual Meeting.

It is very important that each court has a representative. If you would like more information, please contact Diane Thurber at 703-998-8723 or

j.thurber@verizon.net

Pool season is fast approaching, so we would like to fill this position as soon as possible. Thanks!



Tennis News

By Ed Girovasi

Over the winter, the Board solicited competitive bids and recently executed a contract with Bishop's Tennis of Sterling, VA to repair and resurface our tennis courts.

Resurfacing involves crack repair, followed by application of a sealer coat and two coats of a color system. A regular resurfacing cycle maintains the integrity of the underlying asphalt and sub-surface systems. Our maintenance regimen has allowed us to avoid expensive asphalt work for over 25 years!

The work is scheduled for completion within the first 2 weeks of June. Once a firm start date is set, signs will be posted at the tennis and pool bulletin boards.

Work will take about a week to complete, plus several days of curing time. The gates will be locked each day until regular play may resume.

Court resurfacing is a substantial investment. All residents are reminded that the tennis courts are available for **ONE** activity – **TENNIS**. ALL other activity is prohibited. The courts are not for use as a dog park, soccer field, or hockey rink.

Players must wear TENNIS shoes or athletic shoes with NON-MARKING SOLES. Improper use may result in forfeiture of recreation privileges which includes pool access.

Please respect these rules so that we obtain the maximum return on our investment—years of enjoyment with minimal wear and tear.

Our regular tennis season will begin on May 5th and run through September 30th. Court time may be reserved on each weekend; weekday play is on a first-come, first-served basis.

The details are provided below.

If you have any questions, please contact Ed Girovasi (703-931-3735) or John Stack (703-379-7245).

Weekends

Reserved play:

Saturday, May 5th through Sunday, September 30th.

A sign-up sheet will be posted by 7:30 AM 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 ten minutes after the hour, he/she will forfeit the court to those present.

Weekdays

First-come, first-served.

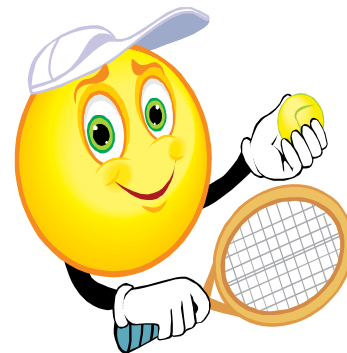
Two players must be present to establish their place in line when waiting for a court.

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 (Recreation Card) 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.



Helpful Tips

By Diane Thurber

Neighborhood Safety:

In the past, stolen bicycles and a questionable solicitor have been reported in the village. Thefts of and from vehicles have occurred in Fairlington in general. Get to know your neighbors -- connected neighbors are more likely to notice and report suspicious activity.

The police cannot be everywhere, but we can help them by acting as their eyes and ears and alerting them to crime.

Do not put yourself in harm's way by taking action on your own. Dial 911 or 703-558-2222 for non-emergency situations. While all crime cannot be prevented, an alert neighborhood can help.

Recycling Update:

Recycling bins are placed in the courts on Tuesday and are collected and emptied the following day. Please refer to the website for a list of acceptable items.

Basic recycling reminders:

- **Styrofoam and "clamshells" are not** acceptable.
- Papers and paperboard should be placed in paper bags or securely tied with string, and left on the ground; please be especially mindful of securing these items properly on windy days so they don't end up littering the property. **Do not put paper and paperboard into the bins**, which are for commingled metal, glass and plastic.
- Lately, trash has been found in the same containers with the recycling. Please **do not include trash with recycling**. It takes up valuable space in the containers. The contractor has been asked to provide extra barrels in courts where they tend to overflow. It is a problem when the overflow is caused by trash. As much as residents are encouraged to recycle, "When in doubt, throw it out."

The **small metal items recycling dumpster** has been relocated from the Four Mile Run center to the Solid Waste Bureau at 4300 29th Street South. The hours are Monday through Friday from 7:30 A.M. to 3:00 P.M. For more information, call (703) 228-6470, or visit the County's website, www.arlingtonva.us

Did you know you can **recycle natural wine corks** at Whole Foods? Look for the collection box in the store's wine section. To read an interesting and informative article about cork forests and cork recycling, go to:

<http://blog.wholefoodsmarket.com/2010/04/cork-reharvest/>

Not only can you "recycle," you can also "**Freecycle**." Freecycle members offer items to other members of the group through a listserve, and the item then is picked up by the recipient, generally outside the member's home. Most "transactions" are completed entirely via e-mail. No money exchanges hands, and you would be surprised at the variety of items offered! Just Google "Freecycle Arlington" to register.

Fairlington Meadows Community Directory

Correspondence

Address to Fairlington Meadows Board of Directors c/o Community Management Corporation.

Board of Directors

John Thurber, President

David Andrews, 1st Vice President

Lisa Farbstein, 2nd Vice President

Paul Cinquegrane, Treasurer

Jacqueline Maguire, Secretary

Property Management

Glenn O'Brien
Community Management Corporation
4840 Westfields Boulevard Suite 300
Chantilly, VA 20151
Tel: (703) 631-7200
Direct: (703) 230-8579
gobrien@cmc-management.com

Board Meeting Notes

See the Fairlington Meadows web site, the community bulletin board at the pool house, or contact Glenn O'Brien.

On-site Maintenance

Jack Clark, Manager
Jose Ramirez, Assistant
Tel: (703) 820-6799

Towing Requests

A-1 Towing of Northern VA
Tel: (703) 979-2110

Visit Fairlington Meadows online at:
www.fairlington.org/meadowsindex.htm

Mailing Address:
