

MEADOWS MESSENGER

Spring 2013
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News from the Board

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Spring has finally sprung! The new season signals the beginning of many things here in the Meadows. First, we would like to acknowledge the B&G Committee, Co-Chaired by Chuck Edwards and Judi Garth, whose hard work results in our well-maintained property, which is enjoyed and, we hope, much appreciated, by all. On just about any given day of the week, Chuck and Judi can be seen walking the property -- alone, together, or with contractors -- making sure things are as they should be. Their dedication, and that of all the Committee members, goes a long way toward creating a pleasant environment and protecting our investment in our homes.

Now that the weather is getting warmer, 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. If you notice any exterior maintenance items such as downspout/gutter separations, burned out lights, or needed fence/gate repairs, please report those directly to our

maintenance crew of Tim Lee and Jose Ramirez. The number at the shop is (703) 820-6799.

We want to once again welcome Tim as the newest member of the Meadows team. Tim is proving to be an excellent choice for the position of Maintenance Manager. He clearly understands the requirements of the job, and already is dealing comfortably with both management and contractors. Tim immediately exhibited his various skills by completing a number of projects that were slated to be contracted out. While walking the property, he also has identified Bylaw violations, some of which could directly affect residents' own safety. Tim purchased and set up a new computer and printer in the shop, and he received Board authorization to replace several power tools that were no longer functioning properly. He attended the most recent Board meeting, and participated heavily in the discussions, offering helpful ideas and suggestions. Tim has a gracious, low-key personality and demeanor that are a bit reminiscent of Jack. Please extend a warm Meadows greeting if you see Tim out and about.

The Board continues to receive complaints about residents neglecting to leash and/or clean up after their pets. 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. Another issue that has many upset is the proliferation of little bags of pet feces being left randomly at light posts and court signs. Please dispose of these properly, in common area trash cans or with your regular trash. Signs soon will be placed in various locations on the property reminding pet owners that such improper disposal is in violation of both condominium rules and Virginia law.

Another hot-button issue is trash. We all know that squirrels and crows consider the trash we put out daily as a reliable food source, and have no problem tearing into the bags to get to it, often leaving telltale signs of their visit. Capitol does an excellent job cleaning up debris from torn bags, but they can't always get every single item. If you recognize those leftovers from last night's dinner (or worse, those personal hygiene items) please take a second to clean them up so your neighbors and guests don't have to look at them every time they walk by. Wouldn't *you* appreciate it if your neighbors did the same? Other steps you can take are to freeze food scraps, spray the bags with an ammonia-based product, or use heavier bags.

In May your Court Chair will be distributing applications for recreation passes, which must be

shown to the lifeguard EVERY time you sign in to visit the pool (the pass is also required for use of the tennis and basketball courts). Please complete your application as quickly as possible so that your Court Chair has time to issue your card before opening day. Don't wait until you actually want to use the pool, because your Court Chair may not be immediately available then. Also, beginning in mid-June all cards are issued from a central location, so you will have to deliver your application and pick up your card, rather than having it delivered to you. The Pool Rules are updated every year, in part to incorporate issues that arose the previous year, and a copy of the rules will be delivered with your card. Whether you are a new resident or a long-timer, please take a moment to review the rules when you receive them. Many of the issues that come up during the season are clearly the result of residents not having read the rules.

A pre-season walk-around of the pool with Community Pool Service was conducted in March. CPS will be adding spring chemicals and making a few minor repairs, and a work party will be held to take care of last-minute cleaning and set-up, and to meet this year's lifeguards. Last summer we purchased new tables, chairs, chaises and umbrellas, and we ask that you please continue to treat these items with care. They were carefully stacked and shrink-wrapped at the end of last season to protect them, and they will be set up during the work party. We also had the pool white-coated last year, replaced the window in the guard room, built a new shelving unit, and painted the lockers, so with a little bit of routine maintenance, we should be good to go.

Regarding the furniture: This was a major investment that requires proper care. The "limited" warranty does not include 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, do not move the tables from their pre-positioned locations, as that will require moving the 50-lb. 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 or cause it to overturn the table. It also would 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 very much for your cooperation.

ADDITIONAL POOL COMMITTEE MEMBERS ARE NEEDED! Last year's Pool Committee Chair, Asser Guirgues, and his wife, Lindsey, a Committee member, have moved from the Meadows. The remaining members are Erica and Edward Brown, and we greatly appreciate their remaining on board to ensure continuity, as

they are already familiar with the routine. The Board remains the main point of contact with CPS management, but the efforts of the Pool Committee members in providing day-to-day oversight are critical to a safe and enjoyable season. Committee members meet with the lifeguards weekly, communicate with them other times as needed, and keep the Board updated following the weekly staff meetings. They also shop for some of the supplies (CPS provides some) and organize social events. The Browns have kindly agreed to continue serving on the Committee despite their busy lives with two small children, but we can't expect them to do it all. Please consider joining them in volunteering for this very important Committee. Unlike the other committees, the Pool Committee is seasonal, and a lot of the work already has been done for this year. If you would like information on how to become involved, please contact the Board President. **WE NEED YOU!** The pool is scheduled to open Memorial Day weekend, Saturday, May 25.

In other news:

- The Courts to be painted this fall include 3, 14 and 15. Additional notices will be sent out as the time draws near. Damaged or mismatched shutters are replaced during the painting cycle, and B-building interiors are painted over the winter by the maintenance crew.

- The B&G Committee is working with Comcast, Verizon and the County on telecommunications issues. Please refer to the website for a copy of our installation agreement with Comcast and also for guidelines for the installation of satellite dishes within the patio area. Our first line of defense is the residents themselves – be sure to

insist on good and proper workmanship. It costs you nothing and helps preserve the appearance of the community. Once work is completed improperly, it is virtually impossible to get it corrected, not to mention that others then have to spend their own time pursuing the contractor. Getting the job done correctly the first time is the goal.

- Be sure to check our website periodically for announcements, updates, highlights of the monthly Board meeting, and all other things "Meadows," including governing documents, newsletters, and important contact information. While you're there, don't forget to sign up for the Home Owners Link Emergency Notification Service; the form can be found under "Documents."

Respectfully submitted,

John Thurber, Board President

Two New Court Chairs

By Diane Thurber

We would like to welcome **Sylvia Skrel** as the new Court Chair for Court 9. Sylvia came to Virginia from Michigan in 1983, and lived in the Commons prior to moving to the Meadows in 1990. She says that living in Fairlington is "one of the best decisions (she) made. Great place and great people." Sylvia will be taking over the reins from long-time resident Mary Meek, who is moving to the Hermitage after thirty-two years in the Meadows. Mary tells us that being Court Chair has been "a happy job" for her, and that she has enjoyed meeting all sorts of people over the years. We wish Mary and her pal Dixie all the best in their new home.

Taking over for Barbara Sitton in Court 11 is **Joe Spytek**. Barbara

has been a wonderful volunteer in the community (it was she who made those great posters for Jack's retirement party, and who helped host the event), and she will be missed.

Building and Grounds

By Chuck Edwards and Judi Garth

Watering Instructions: There will be a small spring planting and residents in the areas will be notified and given watering instructions. All residents should now turn on the outside spigots in front of the building for others to use. Please check the Meadows website for detailed watering instructions.

Lawn decorations: No personal items on common grounds. Please check the Rules of Conduct, article VII, Section 9 on the website.

Somerset: The contractor will mow every seven to ten days depending on weather conditions. The B&G Committee decides when the lawns will be mowed and sidewalks edged, so if the weather is dry for an extended period of time, it may be more than ten days between mowing and edging. Sidewalks are edged every other mowing.

There are no B&G Committee meetings in July and August.

Please see the Buildings and Grounds article in the March/ April Messenger for more information. It can be found on the Meadows website.

Volunteer Opportunity

Position formatting the Meadows newsletter. For details, contact Board President, John Thurber, or Mary Ellen Finigan.

Community Directory

Correspondence

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

Board Meeting Notes

See the Fairlington Meadows
website, the community bulletin
board at the pool house, or
contact Dwayne Frazier.

Towing Requests

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

Board of Directors

John Thurber, President

Mary Ellen Finigan, 1st Vice
President

Lisa Farbstein, 2nd Vice
President

Paul Cinquegrane, Treasurer

Jacqueline Maguire, Secretary

Property Management

Community Management
Corporation
4840 Westfields Boulevard
Suite 300
Chantilly, VA 20151
Tel: (703) 631-7200

Toni Rouhani, Property Manager
Dwayne Frazier, Assistant
Property Manager
dfrazier@cmc-management.com

On-site Maintenance

Tim Lee, Maintenance Manager
Jose Rameriz, Assistant
Tel: (703) 820-6799

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

Mailing Address:
