

meadows

Messenger

published by the Fairlington Meadows Council of Co-owners in Historic Fairlington

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Check the Website
for the Latest
Information
[www.fairlington.org/
meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)

News From the Board

by: John Thurber

It was a long winter, but spring is finally here and we are glad to be looking at snowstorms and frigid temps in the rearview mirror. It's nice to hear the birds chirping again! Just one more reference to winter before we move on, and that

is to thank Craig and Steve (with assistance from DMA's crew, when needed) for their outstanding work during the winter months, clearing the porches and sidewalks for us after every storm. They were frequently out working in less-than-favorable conditions when everyone else was hunkered down inside. We greatly appreciate their dedication to the community and offer our most sincere thanks.

Now, on to springtime. As people start opening their windows and heading outdoors, we need to get a few reminders out of the way.

- Please don't allow children to climb the trees and never, ever, use trees as signposts. We spend a lot of money caring for our trees, and they are one of Fairlington's most precious natural resources.
- Bikes, skateboards, and such should

not be left on sidewalks, where residents could trip over them.

- When cleaning out patio beds for spring, please do not toss yard debris over the fence and into the common area. The maintenance crew is plenty busy without cleaning up after residents. Bag all such debris and place it out with your regular trash at the appropriate time (just because the bags contain only yard waste, doesn't mean they can be put out any time.) Tie branches in manageable bundles; piles of loose branches will not be collected by Capitol.
- Do not leave a barking dog on your patio or allow it to bark through an open window at whatever is passing by. Many residents are now out enjoying their patios (or working at home, or reading, or relaxing...) and will appreciate the quiet.

Parking Regulations Enforced

Please do not allow your guests and/or contractors to park in other residents' assigned parking spaces. No one likes to come home to find someone in their spot. Any vehicle that is in violation of the parking rules is subject to towing, and your guests would undoubtedly be unhappy to discover that their vehicle has been towed. Many residents are in and out during the day, so even if it's the middle of the afternoon, it's still not okay.

Recent maintenance projects include:

- Closing open vents in the faux chimneys with metal plates
- Replacing pool house water heater and repairing two broken water pipes inside the wall
- Repairing wiring in the pool house that was gnawed on by squirrels
- Installing a new, more secure lock on the baby pool gate
- Repairing cracked window wells
- Refurbishing court signs
- Emergency repair of broken underground elec-

trical cable from residence to meter pedestal in common area; caused loss of power to unit (in February!)

- Survey of water valves in B-buildings; conditions noted; repairs to be scheduled, as needed
- Porch rebuild and gutter replacement on S. Stafford Street
- Upper eave rebuild and gutter replacement on S. Utah Street
- Tuck pointing of bricks
- Emergency repairs caused by broken underground water line
- Review of proposals for new mailboxes in B-buildings; contractor selected; work to begin in spring

Upgrading Your Unit?

In addition to the above, many Meadows units are getting upgrades. In less than three weeks' time at the beginning of March, the Board received 10 requests for approvals (including two whole-unit makeovers – possible candidates for a future Fairlington Home and Garden Tour?) At the same time, the Board was reviewing and considering five major contracts: Reserve Study, Pool, Grounds Maintenance, Roofing, and Sidewalk Repairs. Each contract includes research, an RFP, review, negotiation, oversight and a whole lot of discussion. Please remember that any homeowner project that will exceed \$1,000 in cost must receive prior Board approval.

This is a very streamlined procedure that can be accomplished completely via e-mail. Working with the Board, rather than trying to circumvent the rules, protects both the homeowner and the Association. Ask anyone who has worked with the Board on a renovation project – we believe they will tell you that it was quick and easy. In fact, here are some recent quotes from your neighbors: “Thanks for your help! I appreciate it.” “Thanks! You all are extremely fast.” “Outstanding, and thanks for the quick turnaround.” You’ll see that we’re here to help.

Big Trash Pickup

Please observe the rules for Big Pick-up. A large television was left at the curb in Court 8 the weekend AFTER Big Pick-up, which is the first Saturday of the month. Not only did that violate the rules, television sets should be brought to the Household HazMat cen-

street PAVING

The county will begin this year's preventative maintenance paving season around the first week of April and end in mid-November, weather permitting, according to Francis Soulamany, Paving Manager of the Water/Sewer and Streets Bureau of Arlington County. A notice will be distributed to each residential address notifying them their street has been selected for paving. A door hanger will be distributed 24 to 48 hours prior to the start of operation. They advise that there will be inconveniences such as traffic detours, no parking on the streets, noise, dust, etc. A detailed area map showing the proposed work location is available at transportation.arlingtonva.us/streets/street-maintenance. Residents who have questions or concerns may contact Mr. Soulamany directly at (703) 228-7822 or by e-mail at fsoulmany@arlingtonva.us. The main office number is (703) 228-6570.

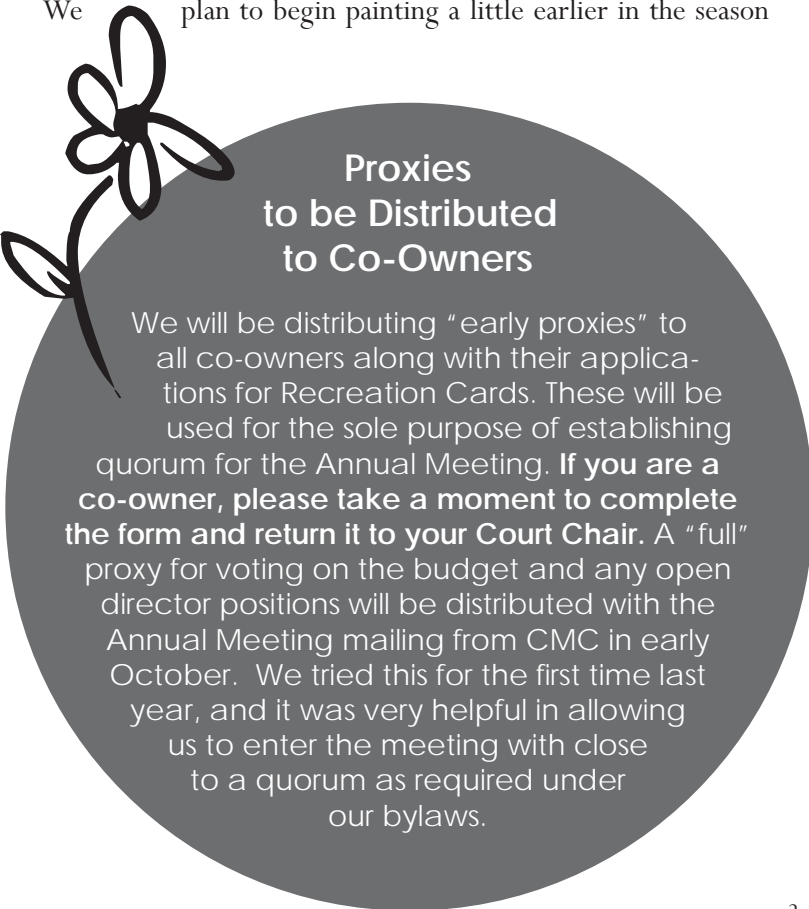
ter on Glebe Road for proper disposal. Household electronics such as televisions and computers often contain hazardous and toxic materials that pose environmental risks if they are taken to a landfill or incinerated. For information regarding the County's trash and recycling program, check out their website at recycling.arlingtonva.us. There is even a special section for the Electronics Collection and Recycling Center. Big Pick-up is a great service provided to us by Capitol, but please play by the rules.

New Contract with Katchmark

We are embarking on a "full day of service" contract with Katchmark. This contracting vehicle covers a two-man crew for an eight-hour day to perform minor roof-related repairs throughout the village such as slate replacement, reattaching loose tiles and gutters, and caulking. It is more cost-effective than having a separate contract for each item. The daily cost covers labor, a truck, and minor materials such as caulk and nails. Additional materials, such as the slate tiles, are charged separately. The contractor provides labeled photos of problem areas, which help the Board see exactly what needs to be done and is a good way to keep track of repairs.

Upcoming Painting Schedule

This year's painting cycle will include Courts 4, 5 and 6. Advance notices will be distributed to residents in those courts. We plan to begin painting a little earlier in the season



Proxies to be Distributed to Co-Owners

We will be distributing "early proxies" to all co-owners along with their applications for Recreation Cards. These will be used for the sole purpose of establishing quorum for the Annual Meeting. **If you are a co-owner, please take a moment to complete the form and return it to your Court Chair.** A "full" proxy for voting on the budget and any open director positions will be distributed with the Annual Meeting mailing from CMC in early October. We tried this for the first time last year, and it was very helpful in allowing us to enter the meeting with close to a quorum as required under our bylaws.

WHO is the Condo Association?

Did you know that the Association is not a big conglomerate just waiting to hand out thousands of dollars for the asking? It is, in fact, comprised only of you, me, and all of our neighbors. Condo fees are collected, managed and expended in accordance with our bylaws for the maintenance of the property and to provide services such as management, trash and recycling, grounds maintenance, painting, building repairs, and amenities such as the pool, playground, tennis and basketball courts. There also has been some confusion over governing documents. Only those posted on our website apply to the Meadows. Anything labeled "Fairlington Villages" pertains to North Fairlington.

this year. Due to a bit of a late start and weather conditions last fall, we ended up going too late into the season and had to complete the contract this spring. Our plan is to send out RFP's in early spring, which will give us a head start to possibly begin the project in late August. While we understand that residents' gardens may still be going strong, we do not want to drag out contract completion so long again. The contractor will still require access to the patios to paint the woodwork, but wholesale staining of the fences will not be done. We will make necessary fence repairs, but all fences were stained over the course of the last four painting cycles, so we will be taking a break from that part of the contract until it is needed again.

Mailboxes to be Replaced

The B&G Committee has done a great deal of research on replacing the B-building mailboxes, and that project will be getting underway very soon. The new boxes are larger and more secure than the current ones, and meet all USPS requirements. Following replacement of the mailboxes, new carpeting will be installed in the remaining 18 B-buildings (nine have been completed.)

Don't forget to check the Association's website periodically for announcements and updates. Just Google "Fairlington Meadows" to get the latest information. Happy spring, everyone!

Respectfully submitted,

John Thurber

President

Get Ready for Tennis

by: Ed Girovasi

As of this writing, reserved **weekend** play started on Saturday May 3, 2014. A sign-up sheet will be posted by 7:30 am each Saturday and Sunday through September 28, 2014. 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.

On **weekdays**, 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 Recreation Pass (aka pool pass) in the corresponding holder. **If you fail to indicate your starting time OR fail to display your Recre-**

ation Pass in the holder, you must vacate the court at the request of waiting players. After one hour (singles), you must vacate the the court if others are waiting to play. Doubles play may continue for two consecutive hours, provided that two residents have their Recreation Passes on display.

The periodic resurfacing of our tennis courts is a considerable investment by the community. Please help us maintain the integrity of the new surface by using the courts for ONE activity - TENNIS. ALL OTHER ACTIVITY IS PROHIBITED. Players must wear tennis shoes or athletic shoes with NON-MARKING SOLES. Improper use may result in forfeiture of recreation privileges (including pool usage). Please respect these rules so that we retain the investment—years of enjoyment with minimal wear and tear.

Fairlington Fast Facts

Curbside recycling began in 1993 when the endearing, cigar-chomping Mr. Murphy (whom long-timers certainly remember!) was collecting our trash using an ordinary pickup truck. His helpers literally stomped down the bags as they were tossed in!

For years before recycling as we know it today, Ruth and Moreau Chambers, who lived in Court 7, organized and ran a newspaper recycling program.

The first full roof analysis was performed in 1992.

Mrs. Chambers also had a large herb garden in Court 7 that encompassed the entire common area between 4211 and 4215 S. 35th Street.

Pool to Open Memorial Day Weekend

by: Erica Brown

Pool Season is a wonderful time in the Fairlington Meadows community. If you enjoy spending summer days or evenings at the pool, then please consider joining the pool committee to help ensure our community pool remains a great place to visit. Pool committee members work together to check in with the lifeguards on how the pool is being maintained and plan three to four socials for the community.

If you are interested in joining the pool committee, please contact Erica and Edward Brown at meadowspool@gmail.com. We would welcome your help.

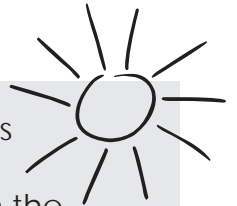
This summer, pool-goers will note a new ping pong table and are asked to enjoy it with care, so it will last several years.

Court Chairs will soon be delivering applications for Recreation Cards. You will need a card to enter the pool and to use the tennis courts, so if you plan to avail yourself of either of these amenities, be sure to complete the form and return it to your Court Chair.

Residents are encouraged to take care of this right away, because beginning in late June, all cards are issued for pickup from a central location and will no longer be delivered directly to your door.

In addition, please take the time to read over the Pool Rules, which are delivered with the cards, as they are updated every year based on the previous year's experiences.

Mark your calendars for **Wednesday, June 25 from 7-8 p.m.** when the pool committee will host an ice cream social. Please bring a topping to share and enjoy free ice cream! All are welcome.



Spring finally

by: Chuck Edwards and Judi Garth

With the beginning of spring, it's time to ready the Meadows for the new growing season. Our lawns contractor, Somerset, has cleaned the beds and grounds, parking lots and put down mulch. Red begonias will soon be sprucing up the Stafford Street Circle.

The committee is planning a small planting this spring and residents in these areas will be notified and given watering instructions. Now is the time for residents to turn on the water to the outside front faucets for others to use. Because of the long and unusually cold winter, many shrubs, particularly the nandinas, look pretty sad. We have been advised to give all the plantings an extra month to recover and show new growth. After this wait and see period, we will assess which plantings need to be removed and replaced in the fall.

During the growing season, Somerset is contracted to mulch the trees and shrubbery, apply controls for crabgrass and other weeds and fertilize the lawns in the spring and fall. Other services include pruning the shrubbery three times and the ornamental trees once. In late summer, there will be an application to control insects and disease. In the early fall, the lawns will be aerated and seeded. In late fall, Somerset will remove leaves three times.

As in the past, the Building and Grounds committee will decide when the contractor will mow based on the weather. In addition, the sidewalks will be edged with every other mowing.

Patio Clean Up

Now that spring has finally arrived, residents will be cleaning up their patios for summer entertaining and grilling. REMINDER: Patio maintenance is the resident's responsibility. This means any dead trees and or shrubs must be removed by the owner. Branches hanging over gutters or roofs should be pruned, as well as branches damaging fences. Containers with standing water attract mosquitos and must be removed. All patio debris needs to be bagged and put out with the regular trash pickup or put out on the first Saturday of each month which is the designated large trash pickup day. It is not Craig Robbins' (the Meadows Maintenance Manager) responsibility to pick up trash behind the patios.

All residents should be familiar with the Meadows' Rules of Conduct Section 7, Patios, part (a) which states: "The interior of the patios must be kept free of high weeds, trash, and any odorous or unsightly objects that would constitute a hazard or nuisance. If this occurs, and after due notice to the unit's residents and owner no action is taken, the Board may cause the offensive objects to be removed and disposed of, at the sole expense of the unit owner."

We are also concerned with trees and shrubbery that hit the patio fence, the building and/or roof, causing damage. Please understand that the appearance of your patio affects your neighbors, and that vegetation that damages any structure results in greater expense for all of us.

Watering Tips for Shrubs and Small Trees

During extremely hot summer weather with little rain, shrubs and small trees that show signs of stress (wilted or brown leaves) need to be watered once a week. The best method is to water in early morning or evening for 30-40 minutes with a slow trickle from a hose. If a hose is not available, use a gallon milk container or bucket to gently pour several gallons of water at the trunk area of the tree or shrub.

No Grass Watering

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

B Buildings

New mailboxes for all of the B Buildings will be installed this year. Residents who live in B Buildings will receive detailed instructions when this installation will take place. Nine B Buildings will receive new carpet this year.

Take Note!

Low decorative lights are multiplying in many front flower beds. Please remember that personal items like these lights, statues, fountains, bird baths, etc. belong inside patios where they can be enjoyed by their owners only, and never in front flower beds. Beauty is in the eye of the beholder. Many residents are not aware that decorative items and plantings not approved by the B&G Committee (such as vegetables) become the property of the condominium. Only summer annuals and bulbs may be planted in the front beds. Check the Meadows' Rules of Conduct, article VII, Section 9 on the Meadows' website for more information.

The B&G Committee welcomes new members. If you are interested in joining please attend the June meeting which will be held at the pool. All meetings begin at 7:30 pm and end at 8:30 pm. There are no meetings in July or August. Please check the Meadows website for future meeting places. Contact Chuck Edwards at c-d@comcast.net or Judi Garth at judigarth@comcast.net if you have landscaping questions.





Fairlington Meadows Community Directory

For the most up-to-date information:
www.fairlington.org/meadowsindex.htm

Board of Directors

John Thurber, President

Mary Ellen Finigan, First Vice President

Lisa Farbstein, Second Vice President

Debbie Diener, Treasurer

Jacqueline Maguire, Secretary

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

For board meeting notes, visit our website, see the bulletin board at the corner of the tennis court near the pool house, or contact Dwayne Frazier.

Property Management

Community Management Corporation

4840 Westfields Boulevard, Suite 300

Chantilly, VA 20151

(703) 631-7200

Richard Kuziomko, Property Manager

rkuziomko@cmc-management.com

Dwayne Frazier, Portfolio Manager

dfrazier@cmc-management.com

Onsite Maintenance

Craig Robbins, Maintenance Manager

(703) 820-6799

Towing Requests

A-1 Towing of Northern Virginia

Tel: (703) 979-2110 or (703) 416-0710