

meadows

Messenger

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

In this Issue

Tennis News Page 3

FiOS Update
Page 5

Lawn Treatments
Page 5

Buildings & Grounds
Update Page 7

Website Provides
Current Information

[www.fairlington.org/
meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)

News From the Board

by: John Thurber

After a long winter's nap, the village is very much alive again. The early-blooming daffodils, tulips and hyacinth, as well as the flowering trees, provided a very welcome sign that spring was on the way. Residents are now preparing their patios for planting, and many home improvement projects are in the works. Since this is our first newsletter since the January blizzard, let's get right to a recap of that event.

There's no sugarcoating it – snow removal during the blizzard simply did not go as planned. Our snow removal contractor was delayed in getting to the property, due to an overwhelming request for service and mechanical failures. Some residents were upset that we weren't "first on the list," but not everyone can be first; in fact, as time went on, it appeared that we were dead last. We attempted to contact other sources, but phones were not being answered. Craig and Ricky arrived as soon as they could, to begin work on clearing the porches and walkways, but reinforcements (including day laborers) were not to be found. They put forth a Herculean effort commandeering the snow blowers, but the depth and weight of that much snow put severe strain on both man and machine. Snow that was piled high onto the sidewalks made it impossible to get through with the snow blowers, and when tossed into the parking lots, necessitated our turning to bobcats instead of plows, for a much higher hourly rate. It also didn't help that other plowing contractors pushed snow onto our property, blocking two of our courts. Several residents suggested calling in "friends with plows," but we couldn't risk the insurance and liability ramifications of doing that. The Board posted updates on our new Meadows Facebook page, and Court Chairs forwarded those messages to their residents for whom they had email addresses. We received a number of comments that residents found the updates helpful, even if they were not always good news. Unfortunately, we received many promises that did not come to fruition, and that was frustrating for everyone; in fact, we had to stop providing timelines, so as not to get everyone's hopes up, only to be disappointed again. In our initial notification, the plan was to have the crew work at intervals throughout the day, but conditions were so severe that they were unable to get here, and we did not want them to jeopardize their safety. In addition, the County requested that everyone stay off the roads, even a few days later. Once we had a handle on snow clearing, Craig wasted no time getting Katchmark out to the property to conduct an assessment of the storm damage and prepare a proposal for repairs. The buildings suffered some damage, including downed gutters, crushed downspouts, and slates coming loose, and in one case that we've never seen before, a roof ventilation pipe was sheared off. One thing the inspection told us was that deciding to go with a

Fairlington Meadows is now on Facebook.

At our Facebook page you will see timely announcements, photos from around the community and posts by community members.

Search for "Fairlington Meadows" on Facebook and "like" the page to begin following our posts.

Meadows Loses Four Long-Time Residents

On January 15, Court 5 resident and Court Chair Liz Pagano lost her battle with cancer. On February 17, former Court 11 resident and B&G member Betty Franz, passed away. We lost Nancy Taylor on February 29, an "original owner," who many will remember seeing sitting out on her porch on Stafford Street in Court 4. Mary Meeks passed away on March 3. Mary was a Meadows resident for 32 years; she served as Court Chair of Court 9. Our condolences to all of their families and friends. Condolences also to our Portfolio Manager, Dwayne Frazier, whose mother passed away on February 3.

stronger gutter-mounting system eight years ago is paying off. Although much of the work on the repair proposal was for gutter repairs/replacements, most of those gutters were ones with the older mounting system. In all cases, Katchmark inspected the fascia board carpentry for deterioration and rot, and if damaged decking was found, those repairs also were made. All of this being said, the Board will be re-examining our snow preparedness for the future, and will make whatever changes are needed. We will start by purchasing a heavier-duty snow blower and additional heavy-duty shovels that can break ice.

So, that was the “bad,” now on to the “good.” Once Somerset finally arrived in the late evening/early morning hours on Tuesday, snow removal proceeded in full force. They made their way through the village, and we received updates from the Court Chairs as to their progress. It was a relief to begin receiving emails that things were finally happening, some with “Help Has Arrived!” in the subject line. Craig directed operations with the Somerset crew, kept track of what had been done (or not) in each court, and directed the equipment to where it was needed. Residents’ shuffling around their vehicles so the plows and bobcat could do a thorough job helped the operation run more smoothly. The plow operators very quickly ran out of places to put the snow, so this allowed them to push it up onto the grassy areas. Even though it appeared we were last on the list to receive plowing in Fairlington, a quick look at the news showed that there were many other communities in worse shape. Another “plus” was that none of our court signs were damaged by the snow removal equipment, as they were elsewhere, and damage to the circle was limited to a few broken branches and one muddy plow tire track. The snow blowers made it through the storm, but then both broke down. Parts were ordered and repairs made, but in the meantime, the Glen loaned us their one snow blower so that we could clear some of the last remaining areas, so we thank them for their neighborly generosity.

Many thanks to the residents who were patient during the snow removal process, and who voluntarily assisted with clean-up efforts. Thanks again to the Court Chairs for handling the dissemination of notices from the Board to their respective residents; to Board member Lisa Farbstein for posting the updates; and to our Portfolio Manager at CMC, Dwayne Frazier, who fielded many hundreds of phone calls and emails from the residents of his seven communities. We did everything we could to keep residents up to date and informed, including sending out a voicemail/text notice via our Homeowner Link Emergency Notification service. Be sure to register for Homeowner Link on our website, and to provide your email address to your Court Chair, so you will be in the loop when such notices are sent out.

The Board received many “hang in there, we understand” emails, which were greatly appreciated. In fact, let’s name names here: Thank you to Elaine, Kimberly, Nathan, Julie,

Jennifer, Shirley, Richard, Cynthia, Ken, Jay, Chuck, Leo, Megan, Annabelle, Shannon #1, Shannon #2 (who remained very calm, despite experiencing a roof leak), Sarah, Mabel, and especially Margaret, who wrote one of the kindest, most understanding and generous emails any Board likely has ever received.

It was heartening to hear that residents were pulling together to clear snow and help their neighbors. Here are a few quotes from some very understanding folks:

- It feels good to help. Plus, it was such a beautiful day.
- The residents pulled together and shoveled the [court] entrance.
- It was fun shoveling with everyone!
- Yep - it takes a village. Folks (in Court 5) shoveled lots, too.
- The vast majority of people in the Meadows and all over Fairlington are very understanding. The blizzard has brought neighbors together to help each other. As a result, there is now a community spirit that overrides any negativity of a few.
- We have been following updates on the Meadows FB page.
- We banded together in Court 11 and shoveled the parking lot.
- I started to clear my neighbor’s spot and four other neighbors joined in.
- I’m sure (the Board is) taking fire from all sides, but just a quick note to say thanks for your frequent updates. Totally understand that things don’t always work out as planned, but good communication goes a long way.
- We [Court 6] got together and cleared most of our sidewalks.
- And to Craig (who we have to say was a dead ringer for Hulk Hogan in his orange snow gear and skull cap!) and Ricky: Many thanks to you both for your great support and tireless efforts and hours during the recovery from this snow storm.

Two humorous anecdotes: the first from Dwayne, whose January 29 “weekly recap” to the Board included a single item: “1. The only thing that was worked on this week was SNOW and lots of it” and the second from nearly-five-year-old Evan Lightbody, who told his Mom he didn’t like seeing trucks removing the snow! (Sorry, Evan!)

As far as follow-on storms, the one on February 13 was minimal, and the sun helped melt everything that fell by late morning. Early on February 15, Craig left his house at 2:00 a.m. to get here and begin clean-up. By 6:00 a.m. the guys were clearing the walkways with the snow blowers, Somerset’s plows arrived as scheduled, and this time everything went according to plan. There was a re-freeze overnight, but warmer morning temperatures turned it all to slush quite early, and much of it had melted by the end of the day. So,

(continued on next page)

that's it for the winter of 2015-2016, and we now welcome a new season.

NEW BOARD MEMBER:

It was with mixed feelings that we received the news at a recent Board meeting that Board member Jackie Maguire would be moving in the next couple of months. While we were excited for her to be receiving a promotion, we couldn't contain our disappointment that she would be leaving the Board. Jackie has served the community for over a dozen years, and has always made considered, levelheaded, and informed contributions to all Board discussions. She brought acuity and good insights to the table, and despite a busy work and travel schedule, attended most of the monthly meetings and rarely missed an online conversation or vote, right up until a few days before the movers arrived. In addition to being a valued Board member, Jackie has been a great neighbor. We wish her all the best in her new situation, and look forward to seeing her again when she returns to her Meadows home in two years - there will always be a seat at the Board table for Jackie, if she decides her twelve-plus years weren't enough! Pursuant to Article VI, Section 6 of the Bylaws, the Board has appointed Court 11 resident John Sitton to complete the remainder of Jackie's term, until such time as the Annual Meeting in October, when John may wish to run for a full three-year term. John has been resident of Fairlington Meadows since 1985. He is now quasi-retired after a 35-year career as a CPA/management consultant working primarily to help improve financial management in electric and water utilities in developing countries. He is married, with two grown children.

Please remember that if you are planning to attend a Board

TENNIS NEWS by Ed Girovasi

As of this writing, **reserved weekend play** began on Saturday May 7, 2016. A sign-up sheet will be posted by 7:30 am each Saturday and Sunday through October 1, 2016. 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.

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 (a/k/a pool pass) in the corresponding holder. **If you fail to indicate your starting time OR fail to display your Recreation Pass 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 Recreation Passes on display.

REMINDER: 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 obtain the maximum return on our investment—years of enjoyment with minimal wear and tear. Any questions or committee interest – please contact Ed Girovasi ([703-931-3735](tel:703-931-3735)) or John Stack ([703-379-7245](tel:703-379-7245)).

meeting to first check the website. The Board generally meets on the third Wednesday of the month; however, if no rooms are available at the FCC or if we will not have a quorum present, the meeting will be rescheduled to another date.

POOL NEWS:

The Board has completed negotiations for the pool management contract for the summer (third year of a three-year contract), met with Community Pool Service to discuss pre-opening requirements, and has removed the pool covers and begun opening procedures. County permits have been secured. We are very happy to announce that the team of Jamie Eckert, Tracey McGovern and Erica and Edward Brown will be returning to serve as our Pool Committee, and that they will be joined by new members Peggy Gregory and Lyn Famiglietti. On May 14 this year, as is done around this time every year, members of the committee and other volunteers cleaned the furniture, put up the umbrellas, set up the bulletin board, and completed other tasks to get the pool ready for the summer. If you are interested in joining the Pool Committee, please email meadowspool@gmail.com with your contact information, and someone will be in touch.

Dwayne and Craig also had a "meet and greet" with CPS's new Assistant Regional Manager, Erik Albers. They report that the meeting went well, and we are all looking forward to working with him.

Applications for recreation cards will be distributed in early to mid-May. Please complete your application as soon as possible and return it to your Court Chair; don't wait until you actually want to use the pool, when your Court Chair may be

out of town. Also, please don't put your Court Chair in the
(continued on next page)

position of having to ask you about names on your application for recreation cards. They know who lives in the court and who does not, and this only creates an uncomfortable situation for all parties. Please enter the requested information clearly, as these forms are used to update the Residents' Roster. (Information gathered is used ONLY for Association business.)

We are preparing a special pool supplement to address some issues that occurred last season and that we wish to call to residents' attention. The document will be distributed along with your recreation ID cards and copies of the Pool Rules. In addition to the basketball hoop and table tennis, we will now have for residents' enjoyment, a "cornhole" game! Craig and Ricky built the game for us (is there anything these guys can't do?!) and laminated a copy of the rules, which will be posted at the pool. We also stenciled a hopscotch outline on the basketball court.

UPDATES:

-Katchmark's crew worked like gangbusters to complete the new roof in Court 7 prior to the January blizzard. They braved frigid temperatures, as work began during one of the coldest weeks of the season at that point. It's hard to imagine how cold they must have been up on that roof, but they did a good job, and the roof is beautiful, now sporting attractive green/gray slate. We continue to be pro-active in monitoring all the roofs, and have several contracts in the works for repairs, including for slate, gutters, flashing, downspouts, chimney vent covers and pipe collars.

-An RFP for painting is being prepared. Courts 1, 2, 11, 12 and 13 are included in this year's painting cycle. The contract is executed in the fall, and residents in affected courts will be notified in advance to prepare for painting. Speaking of paint, a contractor working in Court 7 recently spilled a bucket of paint in the parking lot. Not only did he not clean it up, or even report it, he and others drove through it and spread it all over the place. Fortunately, Craig noticed it early on and was able to power-wash most of it off the pavement. Please, folks, keep an eye on your contractors, and let them know that this type of behavior is not acceptable. We understand that accidents happen, but an attempt should have been made to clean it up. This was not an "oh, well" situation.

-The sewer lateral servicing the building at 3449A S. Stafford Street was replaced in January. A very large mass of tree roots had penetrated the line. Another sewer back-up occurred elsewhere in March, and a wad of paper towels was discovered to be clogging that line. The non-resident owner of the property was upset that he was responsible for someone else's actions (the Association covers the cost of the line clean out and the initial clean-up) but, in fact, that is the exact definition of condominium living! Each of us is responsible for making sure we do not cause undue and preventable harm to our neighbors and to our infrastructure, but if that ends up happening, then we are all "on the hook" for whatever results. It is therefore in all of our best interests to follow the rules and to respect our

neighbors and the entire property as a whole. A big "thank you" to the residents who fall into this category and make the Board's job that much easier. If you employ a cleaning service, please make them aware that they should not flush improper items into the sewer lines. Also, when snaking drains, please inform your plumber that the snake MUST NOT be allowed to go beyond the pipes in the building to the exterior lines; otherwise, damage will be caused to the relined sewer lateral, for which the homeowner will be held responsible. Please have your plumber contact Meadows maintenance staff at (703) 820-6799 to schedule a time when someone is available to oversee this type of work.

-Our contract with Capitol Services expired at the end of April, and the Board has negotiated a five-year renewal, with modest (or no) annual increases.

-Many of the lines and lettering in the parking lots have faded, and we are soliciting bids to redo those pavement markings, as well as some crack sealing. We were concerned that the paint didn't last longer but, interestingly, we were advised by three different contractors at a recent Community Associations Institute expo that a mere one or two years is actually the industry expected norm. If the paint is applied too thickly, we were told, the underside won't cure properly. The paint used by the County for street markings is an entirely different – and cost prohibitive – product. This work will coincide with parking lot cleaning, and residents will be given advance notice to move their vehicles.

-Brick pointing and sidewalk repairs are scheduled for various areas throughout the village, and work should begin soon. Please avoid walking across any areas of fresh concrete, in order to protect our investment in this work.

-B-building carpets will be shampooed. This is done annually in the spring, to remove any traces of sand and ice melt that were tracked in over winter, and it also helps maintain the condition of the carpets.

MAINTENANCE ITEMS:

-The latest safety training topic was "ladders." During a subsequent inspection of the ladders, it was determined that two were unsafe and would be disposed of. We have a sufficient number of ladders, so those will not be replaced at this time.

-An inspection of the property following a recent windstorm revealed very little damage, fortunately, and only a single shutter was blown off. A number of years ago we started using a better shutter-mounting system (no more nail-gunning them), and it, too, is paying off. There was a time when windy conditions would have caused a dozen or more shutters to come flying off.

-Twenty-five back porch overhangs were damaged in the
(continued on page 6)

FIOS UPDATE

FROM BOARD MEMBER BILL RUSSELL:

The Meadows Board and Verizon's FiOS enterprise entered into a "premise access license" (PAL) following the March 30 Board meeting the PAL is to allow Verizon to survey the land and buildings of the Meadows to enable Verizon to design a plan for the physical deployment of an association-wide fiber optic network. This system would deliver an enhanced digital optic broadband service for high definition television programming, internet access, voice service, and other enhanced services.

This first step is preliminary to the potential deployment of FiOS and does not obligate or bind The Meadows to the developed plan or to a deployment of the system. In this initial stage Verizon will be looking at the needed pathways and any easements that may be needed to accommodate them and the technical needs to reach each unit within the association. The Board expects a reasonably speedy survey process and then a presentation by Verizon of the plan and design.

Future timetables are dependent upon an agreement of the design and other issues. Prime considerations in review of the proposal include the need to protect the unique architectural character and landscape of the Meadows and a demand for quality high-speed digital broadband access and competition. Carefully defined standards of system operability and customer service are also key points that will be addressed during this process.

Fairlington Meadows Lawn Treatments Now More Earth Friendly

A less toxic lawn-care treatment will be used on Fairlington Meadows property starting this spring. The Board of Directors hears repeatedly that one of the best features about residing in Fairlington Meadows is the care and maintenance of the landscaping. From trees to shrubs to lawns, residents value the park-like setting in which we live. An important part of grounds maintenance is ensuring the lawns are healthy and attractive, but equally important is that grounds maintenance strikes an appropriate balance between aesthetics and environmental responsibility. Lawn treatments are part of that maintenance process used to manage weeds and grasses, and can often prove toxic to the environment.

After extensive research conducted by the Buildings & Grounds Committee volunteers, the Board of Directors made the decision to use a more earth-friendly lawn care treatment. The product being used is called Tenacity and is both a pre-and post-emergent for controlling weeds.

While Tenacity is twice as expensive as the previous product, requires three applications instead of two, and is likely only 75 percent as effective as the previous product, we also learned that the new product is safe for children and pets who are walking on the lawns. Additionally, the manufacturer promotes the fact that Tenacity earned the Environmental Protection Agency's "reduced-risk status," a designated registration status based on its unique mode of action, and favorable toxicity and human health profiles as compared to other herbicides currently on the market.

In addition, the Board directed our landscaping contractor to avoid using the following four products that are known to severely impact the honeybee population, the prime pollinators of our plants and trees. We ask that you also consider not using any of these products within your patio area. They include: Knockout Ready-to-Use Grub Killer, Ortho Bug B Gone, All-In-One Rose and Flower Care and Lesco Bandit Insecticide.

The Fairlington Meadows Board of Directors and members of the Buildings & Grounds Committee are committed, not only to maintaining our lovely grounds, but also to a safer and greener community, as are the vast majority of those who reside here in the Meadows. As a result, the Board instructed the landscaping contractor to apply the new treatment for weed control for the first time starting at the end of April.

January storm and need to be refastened or rebuilt. Our roofing contractor does not perform these types of repairs, so the maintenance crew will be handling this project. If there is room, those that are rebuilt will be made a few inches wider to cover the patio light fixture, which may help eliminate water intrusion into the unit. Each one is quite an undertaking, but the workmanship on these overhangs is very professional, and they're coming out beautifully.

-The old mulch in the playground tot lot has been replaced with fresh mulch. Craig and Ricky handled this project, and saved us a considerable amount of money over the proposed contract.

-We thought it might be time to purchase a new truck, as it has needed some major repairs recently, but our mechanic advised that, despite those issues, the truck is actually in pretty good shape. It has 81,000+ miles on it, but with regular maintenance and repairs should last until 300,000. It is driven only around the village and to purchase supplies.

-Although we may not need a new truck just yet, we did need to purchase a new lawn tractor. The motor on the old one (which was actually an old riding lawn mower!) seized up and quit on the guys, and they really rely on it to move supplies about the property. They were given the go-ahead to look for a new one, and found a (minor) "scratch and dent" one at Lowe's. They looked it over carefully and took it for a test spin through the Lowe's parking lot. Other than a couple of blemishes, they determined that it was in excellent condition, and were able to purchase it at a deep discount. They installed a hitch, and are now back in business. They even were able to dispose of the old one.

Items for which you should contact the maintenance crew include:

-Problems with the posts on your porch (generally indicated by rotting at the base)

-Uneven sidewalk panels

-Burned out sidewalk lights

-Burned out bulbs on the B-building porches or interior hallways

-Loose bricks on porches

-Fence and gate repairs

-Fallen gutters and disconnected downspouts

-Shutters that have blown off

-Partial electrical loss within your unit (usually signifies a break in the underground line)

-Broken cover for sewer line clean-out (white covers found in the grass and common area flower beds)

PET REMINDERS:

-Please do not let your pets urinate on the trash bags that have been placed out for collection. This is inconsiderate of Capitol's crew, who then pick up the bags.

-Pet urine is also corrosive to the sidewalk lampposts.

-Pets must be kept on a leash at all times when in the common areas, including walking to and from your vehicle. This is a County ordinance as well as a condominium Bylaw. A pet dragging a leash or being whistled at is not considered to be under control. Several stories of unleashed pets charging/attacking other pets or persons have been published recently in community newsletters and on social media. Please, folks, this is a very serious issue that can have very serious consequences.

-You must clean up after your pet. If you allow your pet to defecate in your own patio, please dispose of "it" as soon as possible. Your neighbors do not want to look down from their windows and see that, plus it is odorous and a health hazard. The Bylaws state that "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." And please, do not hose feces out into the common area.

-Remember that the walls between units are thin, and your pet's barking can sound to your neighbors like it's in their own unit. We have residents who work from home, are retirees, have small children, wish to read, need to study, etc., and they will appreciate the quiet.

-When one dog barks, others may join in. With the warmer weather, people have doors and windows open and will be out on their patios more. Please do not leave a barking dog out on the patio or at an open window. We must all be considerate of others' peaceful enjoyment of their property.

GENERAL REMINDERS:

-The Board has received complaints of ongoing violations regarding the unassigned parking spaces in some courts. It is particularly irksome to your neighbors when vehicles are left in these spaces while the owner goes on vacation, having left their assigned space open. The spaces are intended to be shared, not monopolized, so please be courteous of your neighbors, so that everyone has an opportunity to avail themselves of the unassigned spaces periodically. Our Parking Regulations specifically state that "unmarked spaces may be used by residents, guests, contractors, etc., as long as the vehicles parked in them abide by these Parking Regulations, including the limitation of remaining in the space continuously for a period of no more than three (3) days. If a vehicle does occupy the space in excess of the time limit permitted, or is otherwise in violation of these Regulations, and the Board of Directors or management

Buildings and Grounds Update

by Judi Garth and Chuck Edwards

SPRING CLEANUP

- Beds and grounds cleaned of leaves and debris and mulch added to beds.

FLOWERS AT CIRCLE

- Red and white begonias planted at the points.

SPRING PLANTING

- New shrubs planted to replace ones damaged by snow and where trees were removed. Residents living in those areas were given watering instructions for these new plantings.
- Now is the time for residents to turn on the water to the outside front faucets for others to use. Remember water expenses are covered by our condo fees.

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 at least 2-3 times 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.
- Light frequent watering only encourages weed growth. It doesn't help the tree or shrub and is a waste of water.
- Thank you for helping keep these investments alive and our community beautiful.

SOMERSET'S CONTRACT FOR SPRING, SUMMER AND FALL

- Apply controls for weeds 3 times
- Aerate, fertilize and reseed lawns in fall
- Prune shrubbery 3 times
- Prune ornamental trees once
- Remove leaves 3 times late fall and early winter
- Mow lawns when requested by B&G Committee based on weather
- Sidewalks edged every other mowing

PATIO CLEAN-UP

- Maintenance of patio is resident's responsibility.
- Dead trees and or shrubs must be removed by the resident.
- Branches hanging over roofs or gutters must be removed.
- Bushes or trees damaging fences must be pruned.
- Open containers collecting water must be removed to prevent mosquito breeding.
- All trash and plant debris must be bagged and put out for regular trash pickup by the resident. Large items may be put out on the first Saturday of each month which is the designated large pickup day.
- It is not Craig and Ricky's responsibility to pick up trash left behind patios by residents.

THE MEADOWS' RULES OF CONDUCT Section 7, PATIOS, part (a)

- "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 specially concerned with trees and shrubbery that hit the patio fence, the building and/or roof, causing damage.

- All of us should understand that the appearance of our patios affects our neighbors and that vegetation that damages any structure results in an expense for all of us.

NO NO NO GRASS WATERING

- Watering grass is a waste of water.
- 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 shrubs and small trees during dry weather.

PERSONAL PROPERTY IN FRONT BEDS

- Personal items such as lights, statues, fountains, bird baths, etc. belong inside patios - not in front flower beds.
- Store strollers, bicycles and other other riding toys in the patio when not in use.
- Decorative items and plantings such as vegetables not approved by the B&G Committee become the property of the condominium.
- Summer annuals and bulbs may be planted in the front beds.
- Annuals may also be planted in pots for the front porch, but store empty pots inside the patio and not behind the patio fence.
- Check the Meadows' Rules of Conduct, article VII, Section 9 on the Meadows' website for more information.

WE LOVE DOGS BUT...

- Please keep your dogs out of the front beds away from plants.

CONSIDER JOINING THE B&G COMMITTEE

- The B&G Committee welcomes new members.
- If you are interested in joining please attend the June 1 meeting which will be held at the pool.
- All meetings begin at 7:30 pm and end at 8:30 pm. on the first Wednesday of the month.
- 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.

Many thanks to all the residents who responded to our requests to prune trees and shrubs in patios away from buildings and fences thus saving the community future maintenance expense.

Pruning within your patio makes a difference

Trees and shrubs should not grow through fences as it causes damage. Other shrubs and vines grow up the walls of the buildings, damaging the brick, impacting a clear view out of windows, and damaging gutters and roofs.

receives a complaint, the vehicle will be "tagged" with a notice that it must be removed by the date specified, after which it will be towed. A complaint must be received in order for action to be taken. Unmarked and un-numbered reserved spaces are intended to be kept in rotation and not used for vehicle storage." The complete Parking Regulations can be found on the Association's website under Appendix D of the Resident's Manual. Residents' cooperation in adhering to all the Parking Regulations will be appreciated by both the Board and by your neighbors. The penalty for not doing so is that your vehicle may be towed, and no one wants that.

-Speaking of vehicles, five larcenies from unlocked autos were reported in early March. None of these occurred in the Meadows; however, Captain Adrienne Quigley, Third District Commander of the Arlington County Police Department, requested that Boards remind residents to lock their vehicles and remove any items of value. Also, it has been reported that a person or persons have been trespassing in the late evening/early morning hours in the common area hallway of one of our B-buildings. This has occurred on more than one occasion, and each time has been reported to the police. A "No Trespassing" sign has been posted inside the building, which hopefully will deter this activity. If you notice anything untoward occurring in the village, especially at odd hours, please contact the police immediately.

-Please do not call the CMC emergency number unless it is a true emergency, as the Association is charged \$25.00 per call. Remember that every penny spent by the Association is reflected in your condominium fees; for renters, that can mean an increase in your monthly rental payment.

-Last fall, a number of chairs, tables, toys, and other personal items began appearing in the common areas. Residents

were asked to retrieve these items and to store them inside their units or patios, and we appreciated their cooperation in doing so. Please remember that it is a violation of the Bylaws for personal items to be stored in common areas.

-It's now time to turn your outside water spigot back on so that the B&G Committee and other helpful residents are able to access a convenient water supply for any new plantings.

-Please remember that projects over \$1,000.00 require advance notice to the Board. This is a very quick and easy process, which ensures that your project is in compliance with all of the Association's guidelines and governing documents. When residents work together with the Board, renovations almost always go very smoothly. For everyone's benefit, residents should use only licensed and insured contractors.

Happy spring, and best regards to all of our residents from your Board of Directors.

Respectfully submitted,

John Thurber, Board President

FAIRLINGTON FARMER'S MARKET

OPEN SUNDAYS 9AM-1PM

FAIRLINGTON COMMUNITY CENTER

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
John Sitton, Secretary
Bill Russell, Treasurer

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

For Board meeting minutes, 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

Dwayne Frazier, Portfolio Manager
dfrazier@cmc-management.com

Onsite Maintenance

Craig Robbins, Maintenance Manager
Ricky Henderson, Maintenance Assistant
(703) 820-6799

Towing Requests

A-1 Towing of Northern Virginia
Tel: (703) 979-2110 or (703) 416-0710