

meadows Messenger

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

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Announcing!

The Annual Meeting will be held **October 23**. More on pages 3 and 8.

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Your flower beds are getting a winter coat. Page 6.

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News From the Board

by: John Thurber

What a great summer this has been! All the rain we've had has kept the grounds lush and green, and there have been plenty of days when we haven't had to water our gardens. The savings we'll see in our summer water bill will be welcome. Just because it's summer though, doesn't mean the Board is on vacation. As you will see, there is still plenty going on in these hot (though not as hot as usual) summer months.

Board Welcomes a Familiar Face

The Board is very pleased to announce that **Debbie Diener**, who served on the Board in the past, is once again within our ranks. Former Board Treasurer **Paul Cinquegrane** and his family moved from the Village at the beginning of the summer, and Debbie agreed to step in and complete the remainder of his term. During her earlier time on the Board, Debbie was an excellent and thoughtful contributor. The community is lucky to have her back and we very much appreciate her willingness to serve once again.

The vote to approve this appointment was unanimous. Debbie's tenure will continue until the Annual Meeting, at which time she will stand for election for a full 3-year term.

New Editor

We also would like to introduce **Hannah Lipps**, the new editor of the *Meadows Messenger*. As you can see by the new format, Hannah is quite skilled in graphic design and communications. She has established a quarterly publication schedule, with **articles due on the 25th of July, October, January and April**, so please make note of those dates in the event you would like to submit an article. We are very excited to welcome Hannah to the Meadows team, and look forward to working with her.

Many thanks to outgoing editor **Mary Ellen Finigan** for all of her time and effort on the newsletter, and for ensuring a smooth transition to Hannah. Mary Ellen continues to serve as First Vice President on the Board of Directors.

What Does it Take to Open the Pool?

The pool opening went very smoothly, due in large part to a lot of advance work beginning as early as February (yes, that's right.) Things got rolling with the county's permitting process and electrical inspection. We then reviewed and updated all the documents, sent them to the printer, and delivered them to the Court Chairs, who distributed them to the residents. We purchased new filters, filter cartridges and signs and ordered supplies, and the maintenance crew took care of needed repairs, including putting the lights in the pump room and bathhouse onto separate switches, replacing the exhaust fan motor in the ladies' restroom and repairing a broken bench.

A major project was replacing the channel drain that runs from the outside shower deck area to the lawn. The old channel drain was undersized and broken in a number of places, presenting a hazard to bare feet, and it would not have passed county inspection.

Once the work was underway, Community Pool Service (CPS) discovered an electrical conduit that crossed the drain, blocking the flow of water down the drain, and this apparently is why the old drain never worked properly. Additional concrete around the existing drain fitting was removed to allow for proper pitch, a second run-off drain was added, and 27 linear feet of failing channel drain were replaced.

At a pre-opening work party, the furniture, umbrellas and bases were hauled out from the restrooms and set into place. Before storing the furniture at the end of last season, we shrink-wrapped it, which worked beautifully to help keep it clean and undamaged. The pool covers were removed and the water treated with chemicals, pumps were turned on to allow water to pass through the filter and mix in the chemicals, and the result was a pool full of nice, clear water. The weather on opening day wasn't quite what we were hoping for, but since then, many residents have been enjoying this wonderful amenity.

Many thanks to **Erica and Edward Brown**, co-chairs of the Pool Committee, and to committee member **Jamie Eckert**. I also would also like to acknowledge my fellow board members, who are chipping in by monitoring day-to-day operations on a rotating schedule. CPS has instituted an inspection program, whereby we receive frequent reports on the quality of the water, the cleanliness of the facility, and tasks needed or accomplished, and we have received nothing but excellent reports from both CPS managers and the county, so hats off to everyone who is helping to make this pool season one of the best in recent memory!

Working to Keep Our Community Working

Other projects the Board has been working on include:

- wood repairs throughout the village;
- a complete porch rebuild;
- review of roofing proposals and scheduling two complete replacements, which are both now underway;
- a blocked storm drain that required grounds excavation;
- review and renewal of the Association's master insurance policy;
- replacement of all smoke detectors in the B-buildings;
- and responding to residents' calls and e-mails daily.

Please report burned out lights, separated downspouts, downed shutters, and other such issues to the maintenance crew at (703) 820-6799.

SAVE THE DATE - OCTOBER 23

We know it's a bit early to be announcing the **Annual Meeting October 23rd**, but since this will be the last *Messenger* before the meeting, we just wanted to provide a little reminder. Residents will receive plenty of advance notice, including a formal mailing from Community Management Corporation, a website posting, a Homeowner Link reminder, and personal canvassing by Court Chairs. Thanks to the co-owners who returned their "advance proxies" with their applications for recreation cards. This was a new idea to help us achieve quorum, so we'll see in October how well it worked.

Summer is Renovation Time

Lots of residents are doing lots of renovations, and in the last couple of months, the Board has approved a number of projects, including:

- installation of French drain and sump pump,
- attic build-out,
- bathroom and kitchen renovations,
- patio improvements,
- basement remodeling,
- installation of attic insulation, and
- window and door replacements.

Please remember that, pursuant to our governing documents, any project exceeding \$1,000 in cost must receive prior board approval. Contractor guidelines are forwarded to residents along with approvals, and they also can be found on the Association's website.

The guidelines are updated as needed, based on contractor performance, such as recently when a contractor swept debris from a patio renovation out into the common area, and when another shook out tarps in the parking lot and covered residents' vehicles with paint dust and chips (and refused to cease when asked). Please keep an eye on your contractor, because ultimately the homeowner is responsible for his or her behavior.

Verizon Service Interruption

Many South Fairlington residents experienced problems with their Verizon service during the period June 10 through June 16. The service problems primarily affected those with Verizon landlines, although some residents might have experienced Internet outages, as well.

Although the Verizon representatives dispatched to make the repairs and the technicians who responded to repair requests were courteous and tried to be helpful, they had only general information and did not know the cause of the outage, the scope or the expected duration.

A Board member attempted repeatedly to contact Verizon exec-

utives to get this information, with limited success, but the technicians did provide a piece of very important information for residents to remember for future outages. **It is critical that every resident who experiences an outage, whether for landline or Internet, contact Verizon to let them know, because they can calculate the scope of the outage through these individual reports.** Do not assume that Verizon will know your service is out. Verizon does keep an automated record of the number of times a repair request is reported, and those automated records reflect when service is restored. They also are used to calculate the correct credit for loss of service during outages, that customers should see reflected on their next Verizon bill.

Verizon's website allows the scheduling of repair requests; however, you will be able to learn more by calling their repair request line at 1-800-837-4966, and speaking with a service representative. A non-Verizon chat room site offered a second service number that customers can use to get through to a representative more quickly, and that number is 1-800-483-1000.

Cable Box Maintenance

The Building and Grounds Committee has been working with telecommunications companies on hardware issues, including the many cable boxes that are in a state of disrepair, and there has been some improvement. In 2008 the Board entered into a service agreement with Comcast, which can be viewed on the Association's website. Also on the website is a policy resolution adopted in 2011 which sets forth the "criteria for installation of satellite dishes and external antennas."

Too often cable boxes are left askew with wires hanging out, cables are improperly attached to the buildings, and temporary cables are draped across or through fences and left unburied for weeks on end. It costs you nothing to insist on a proper installation or repair, so the next time you have need to contact your provider, please review these documents beforehand and discuss with them -- residents are our frontline defense in ensuring compliance.

Little Job, Big Rewards

A new Court Chair is needed in Court 3 for the addresses 3329-3343 and 3373-3399 S. Stafford Street. Your address needn't fall in either of these groups, if you would like to volunteer! We would like to thank **Ellen Parkhurst** for the years she spent serving in this capacity. We just learned that Ellen has moved to Alexandria, and we wish her all the best. She says she has enjoyed living in the Meadows and will miss everyone. Note that this position is for only half of the court; the remainder of the court is served by our other Court 3 Chair, **Daniel Lazenby**. If you would like to learn more about this volunteer opportunity, please contact **Diane Thurber** at 703-998-8723 or j.thurber@verizon.net. We would like to have a new Court Chair in place before it comes time to canvass for proxies in advance of the Annual Meeting in October. Serving as Court Chair does not involve a huge time commitment, but it is a great way to serve the community and to meet your neighbors. Thanks!

Who Moved my Parking Place?

At the Fairlington Community Association (FCA) meeting in January, county staff responsible for parking management along Arlington streets met with Fairlington residents to discuss the loss of on-street parking spaces. At the time of the county's street repaving project along S. Stafford Street last year, streets, curbs, and street markings and signage were brought into compliance with state and federal regulations, resulting in fewer parking spots. It is expected that the county's seasonal repaving projects (already underway in North Fairlington) may again impact Fairlington streets with possible further losses of on-street parking in the neighborhood.

In response to the reduced parking along S. Stafford Street, some residents suggested that the county re-evaluate the overnight parking restrictions on Quaker Lane. The current overnight restrictions (no parking 1-3 a.m.) were put into place about 10 years ago, at the request of the FCA, with participation from Fairlington residents. At that time, parking of large vehicles (commercial trucks, boats, etc.) was prohibited "within or along any public street," but the code allowed parking for up to 10 days for large vehicles weighing less than 10,000 pounds. The overnight restrictions were intended to close this loophole, because the curb along Quaker Lane had become a de facto, 10-day parking lot/warehouse space for commercial trucks, trailers and boats. The Arlington County Civic Federation, also concerned about commercial vehicle parking on county streets, worked with the county to change the then-current parking code. Eventually, the code was amended to ban completely the parking of commercial vehicles or boats for any duration (except for deliveries and emergencies).

In light of the newer county code, county parking management staff is open to discussing a re-evaluation of the overnight restriction on parking along Quaker Lane, perhaps adjusting it or lifting it altogether. However, since the restriction was

put in place at Fairlington's request, County staff first wants to hear the community's preferences and suggestions for changes.

The FCA Board agreed to sponsor that discussion among Fairlington residents in order to hear all perspectives on any proposed change, particularly concerns of residents whose homes border Quaker Lane. An online survey garnered 84 responses, 66 of which (78.6 percent) supported a change. At its August 14 meeting, the FCA hosted an open forum for residents to voice their perspective for or against. After summarizing residents' input, the FCA will consider what recommendation to make to the county, if any, on adjusting the Quaker Lane parking restrictions.

On behalf of the rest of the Board, we hope everyone enjoys the remainder of their summer. Thanks to everyone who follows the rules and tries to be a good neighbor, making Fairlington Meadows a place we are all happy to call home.

Respectfully submitted,
John Thurber, President
Fairlington Meadows Board of Directors

New carpet? Yes, please!

The Building and Grounds Committee has been researching replacement carpeting for all of the B-buildings, and after much comparing products, debating styles and colors, checking references, and meeting with potential contractors and examining their other installations, they have made a recommendation to the Board. The work will be done in two phases, with the worst buildings first. The project is expected to begin sometime in the fall.

Meet Semra Mustafova

Meadows Pool Manager

by: Erica Brown

This year's pool manager is Semra Mustafova of Bulgaria. Semra is always quick to welcome people to the pool with a smile. This is her second summer as a lifeguard in the United States. Last year she worked at a pool in Washington, DC.

She is studying tourism and management and plans to work in the tourism industry. In addition to speaking Bulgarian and English, Semra also speaks Russian and Turkish. She enjoys lifeguarding because it is a job with a lot of responsibility, but also provides the opportunity to meet many different people and spend time with kids.

When asked about her homeland, she said that Bulgaria has beautiful nature and is near the Black Sea. People there are friendly and it is a pleasant place to live.

Next time you say hello, why not try it in Bulgarian? **Zdra-veyte!**



photo compliments of Lisa Farbstein

Meadows Pool News

by: Erica Brown

The opening of the pool is a welcome event every summer for Meadows residents of all ages. Behind the scenes, the board and the Pool Committee help to make the pool an enjoyable respite for all by checking in with the guards, performing weekly walk-around inspections of the pool, bathrooms and grounds, organizing pool socials and keeping the ICEE pops stocked in the freezer.

The Popsicles Have a New Home

The freezer was upgraded this season as the pool recently received a "new" Kenmore stainless steel refrigerator for the guard room from the friend of a resident who was upgrading. Thanks to **Judi Garth** and **Tim Lee** for arranging for us to receive this very nice appliance. Also, we were able to "freecycle" the old fridge to another village that wanted our old one for their guard room.

Pizza, Ice Cream and Wine, oh my!

There have been three socials at the pool so far this year and new faces have attended each. In June, we had the ice cream sundae social, and July we hosted pizza night and the return of the wine and cheese social. At least 20 people attended the first two events, and despite the heat wave, about a dozen or more came out for the wine event. Thanks to **Liz Moores** and

Barbara Gomez for resurrecting the wine and cheese event. Thanks also to **Jen Lightbody** for helping to dish out ice cream.

Bring the Kids for Game Night

Before the season is over, the committee plans to host a pool games evening for children of all ages. Look for signs at the pool for the date and time. You can RSVP or inquire about any event or the committee via email meadowspool@gmail.com.

We Still Need You

Interested in joining the committee? Additional helping hands are welcome anytime, and for next year! As a pool committee member, you can help with socials or volunteer for a few weeks to check in on the guards and their management of the pool. Email Erica at meadowspool@gmail.com for more information.

SHRUBS TREES and LEAVES

by Chuck Edwards and Judi Garth

Fairlington, known for its pristine lawns, abundant green space and immense walkability, shows off its best features in the summer. More than any other time of the year, the hard work of the Meadows Building and Grounds Committee is on display this season as residents step out for daily walks, playdays at the parks, informal gatherings in front of our homes and neighborly chats across the porch. Help keep our community beautiful!

Prepare for Fall Planting

The committee is planning to seed bare areas and add a small planting of shrubs for fall. If you have a landscaping request for this fall planting, please email **Chuck** at c-d@comcast.net or **Judi** at judigarth@comcast.net before September 10.

What to Expect from Fall Groundwork

During the fall months, Somerset, our grounds contractor, will be preparing lawns and beds for winter. For the lawns, this will include a pre-emergent treatment to control crabgrass and broadleaf, lawn fertilization and aeration, and seeding bare and thin areas. Somerset will also prune the ornamental trees, give the shrubs a final trim and complete three leaf removals. They

will continue weekly or as-needed mowing, edging and weeding.

Is Your Patio Neighbor-Friendly?

Last spring the Committee checked patios for trees that were too close to the buildings, trees hanging over gutters or damaging fences, and gates or fences that need repair.

The Committee also noted tall weeds, bags of trash, containers with water attracting mosquitos and other eyesores. Letters will be sent to those residents whose patios revealed any of these problems.

To those who keep their patios clean and friendly, thank you! Your neighbors and this committee really appreciate it.

Where Should I put my Patio Debris?

As you prune and clean up patios for winter, please remember to put all patio debris out front for the regular trash pickup. All trash including prunings need to be contained in bags.

Look Again! New Carpet

Nine B Buildings will have new carpet installed this fall. For a listing of the addresses, please check the Meadows website at www.fairlington.org/meadowsindex.htm.

Will You Join Us?

The Committee meets on the first Wednesday of most months and interested residents are welcome to attend. No gardening experience required – only an interest in maintaining the beauty of the Meadows. The meetings begin at 7:30 pm and last one hour.

Upcoming Building and Grounds Committee Meetings

September 4

Hosted by Chuck Edwards
3460A1 S. Stafford Street

October 2

Hosted by Judi Garth
3411 S. Stafford Street

Stuff You Probably Haven't Read Lately

Did you know that Section 7, Patios, part (a) 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. The appearance of our patios affects our neighbors and vegetation that damages any structure results in an expense for all co-owners.

Before you plant a tree, you should know, Section 8 Rules of Conduct deals with Plantings in Common Areas. This states that "Written approval from the Board or its designee must be obtained prior to **planting** any tree or shrub, **enlarging** any mulch or flower bed, **establishing** any new bed within the common areas, or **hanging** flower pots on fences, and such approval must be exercised within six months. Any plant, tree, shrub, or flower planted in the common areas automatically becomes common property and comes under the jurisdiction of the Buildings and Grounds Committee."

Wondering what you can put in your flower beds? No **personal items** including lawn decorations are allowed. Please check Article VII, Section 9 in the Rules of Conduct regarding personal items in the flower beds. These three Rules of Conduct are designed to protect the entire community by keeping a uniform appearance throughout. If you have questions about the policy's application, please feel free to ask.

FYI

The Building and Grounds Committee aims to maintain the uniform beauty of our neighborhood and keep our community safe by ensuring our common areas are well kept.

We are here to help you! Please consult the Rules of Conduct or ask us if you have questions about plantings, lawn maintenance or the general appearance of our grounds.

Chuck c-d@comcast.net
Judi judigarth@comcast.net

Annual Meeting Need to Know

- 1 The Annual Meeting will be held October 23, 2013.
 - The meeting will be held at the Fairlington Community Center, 3308 S. Stafford Street, Arlington. Light refreshments will be served.
- 2 We have to have 50 percent participation to formally convene the meeting.
 - The meeting cannot be formally convened until we have a quorum of over 50 percent of the co-owners represented in person or by proxy.
- 3 This meeting is an opportunity to talk with your Board, management and neighbors.
 - The dollars you invest in our community are important and we want to be good stewards of that investment. Take this opportunity to let us know what is important to you and discuss issues of interest.
- 4 We will mail you an informational packet.
 - When the packet arrives, please read through it at your earliest convenience and if you do not plan to attend, **return your proxy**. This small step is vital to our success at the Annual Meeting.
- 5 You will be able to submit your proxy electronically.
 - We want to make this process simple for you. We will provide an opportunity to submit your proxy online, so watch your packet for that option.

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

Tony Rouhani, Property Manager
TRouhani@cmc-management.com

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

Onsite Maintenance

Tim Lee, Maintenance Manager
Jose Ramirez, Assistant
(703) 820-6799

Towing Requests

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