

Winter 2011

Vol. XXIV, No. 1



## News from the Board

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Happy New Year from your Board of Directors! There was no monthly meeting in December due to lack of a quorum, but the Board is prepared to hit the ground running again in January.

In order to start things out on a positive note, we would like once again to thank all of the wonderful volunteers who contribute their time and energy to making sure the community runs as smoothly and efficiently as it does.

So, a big THANK YOU first to my fellow Board members, David Andrews, 1<sup>st</sup> Vice President; Lisa Farbstein, 2<sup>nd</sup> Vice President; Jackie Maguire, Secretary; and Paul Cinquegrane, Treasurer.

Next, to Chuck Edwards and Drew Thompson, Co-Chairs of the Buildings and Grounds Committee, who spend hundreds of hours a year meeting with contractors and monitoring numerous projects and contracts (lawns, trees, common area plantings, surveys of the grounds, B-building interiors, and carpet cleaning, to name just a few), and to all the B&G Committee members.

Our Committee Chairs include Ed Girovasi and John Stack, Recreation Committee; Jennifer Lightbody and Barbara Sitton, Pool Commit-

tee; Kathryn Utan, Messenger newsletter Editor; Rose Stack, Messenger Distribution Manager; Diane Thurber, Committee of Court Chairs Chair; and Ron Patterson, Meadows resident and Web Master. Kudos as well to Court Chairs Shirley Nycum, Ellen Parkhurst, Daniel Lazenby, Ed Hilz, Liz Pagano, Kent Duffy, Neel Brown, Diane Thurber, Mary Meek, Denise Alley, Barbara Sitton, Debbie Pope, Mary Ellen Finigan, Ken McElwain, David Andrews, and Chuck Edwards.

And, although they are not volunteers, we would be remiss if we didn't thank our talented and hard-working maintenance crew, Jack Clark and José Ramirez, as well as our excellent Property Manager, Jason Eglin. It is due to the efforts of all these foregoing individuals that the Meadows is the wonderful place we all call home.

In addition to our volunteers, the Board also wants to thank each and every individual who follows the rules, pays their condo fees on time, and helps maintain a pleasant living environment in the village.

Congratulations go out to Meadows residents and Court Chairs Kent Duffy and Ed Hilz for their recent elections to the FCA Board. Kent is a newly-

elected Director, and Ed is a returning member, serving as Treasurer. The January 2011 issue of the *All-Fairlington Bulletin* carried a story and pictures on the elections.

Although we are blessed to have so much green space, we do live closely together, so everything we do is likely to affect someone else, and if everyone makes the effort to be a good neighbor, we all win.

While everyone was busy preparing for the holidays, the Board was busy getting contracts in place for the upcoming year, including those for insurance, snow removal, which we hope won't be needed nearly as much as last winter! With a LOT of effort contributed by Chuck and Drew, we also tackled the grounds maintenance contract, and - with only four months until opening day - a new pool contract that includes major work on the baby pool.

Later in the season, we will consider painting and roofing contracts, as well as maintenance issues at the tennis courts and the playground.

In addition to the above, the Board has begun working on our 2011-2013 Strategic Plan

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Update Your Links!

The Meadows now has a new web address:

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



## B & G Update

### Get Involved!

If you are interested in joining the Fairlington Meadows Buildings and Grounds Committee, please feel free to attend one of our upcoming meetings. All begin at 7:30 p.m. and last approximately one hour.

The dates of our 2011 meetings are listed below. Please check the Meadows Web site or an upcoming issue of The Messenger for locations.

- February 5
- March 2
- April 6
- May 4
- June 1
- September 7
- October 5
- November 2

No meetings will be held in July, August, or December.



**Grounds Contractor:** With the new year comes a new grounds contractor. As announced at the annual meeting last October, the Board of Directors, following the recommendation of the Buildings and Grounds Committee, signed a contract with Somerset Landscaping Company.

The Committee, working with our property manager, Jason Eglin, put the contract out for bids in August 2010. Five companies submitted bids and, after much consideration and reference checking, Somerset Landscaping Company of Alexandria was chosen. Somerset is also the grounds contractor in Fairlington Commons and Fairlington Green. The new grounds contract began January 1, 2011. In early spring, the new crew will begin a general cleanup of the beds and lawns.

**Quaker Lane:** In September, 2010, Ed Hiltz, FCA liaison to the County, arranged a meeting with Arlington County representative, Patrick Wegeng to discuss plantings along Quaker Lane. As a result of the meeting, the County has agreed to replace the diseased photinias with hollies. The hollies will help to add additional screening along the street. This work is scheduled for early spring.

**Spring Events:** Committee member Dave Carro is working with the FCA on plans to improve the appearance of the circle in front of the Fairlington

*By Chuck Edwards and Drew Thompson, Co-chairs*

Community Center. Dave will present his plans to the FCA and the B & G Committee in the spring. We'd like to thank him for working on this project.

With the completion of the Fairlington Community Center and its new landscaping, the committee is planning to hold a Meadows yard sale. Look for additional information concerning this event in early spring.

**Spring Planting:** Even in the cold of winter, the committee is already making plans for a small spring planting. The majority of the planting for trees and large shrubbery will be in the fall. Please check the Meadows Web site for request forms or write either Drew Thompson at 4307 South 35th Street; thompso@gmail.com or Chuck Edwards at 3460 A-1 South Stafford Street; c-d@comcast.net.

Residents are reminded that the Buildings and Grounds Committee has two plantings each year, one small planting in the spring and a larger one in the fall.

**Common Area Plantings:** Residents who are interested in planting a small flower garden outside a patio, whether in the rear or side of the patio, must first receive permission from the B & G Committee. Please send a request to one of the two co-chairs, and the committee will review it.

Such gardens are subject to removal if the resident does not maintain the space.

Please remember that permission is needed for any planting in common areas, and that these additional plantings become the property of the condominium association.

There are many things to consider when planting. Some of these include the existence of sewer lines and underground utility lines, as well as the type of material planted and its impact on the community.

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

**Community Pride:** The Meadows covers about 22 acres, and all of us need to help with keeping our homes as attractive as possible. Therefore, if you see a bit of debris on the grounds, please consider picking it up and disposing of it. All of us working together will help keep the community looking great!

## A Big Thanks to Our Hardworking B & G Committee Members!

The Buildings and Grounds Committee is made up of residents who donate a great deal of time and energy to making the Meadows a beautiful place to live. These include Co-Chairs Drew Thompson and Chuck Edwards; Board Liaison Lisa Farbstein; Linnea Barry; Dave Carro; Janet Filer; Judi Garth; Richard Lawrence; Jennifer Lightbody; Chythia Puskar; Barbara Sitton; Victor Slabinski; Diane Thurber; Annabelle Wright; and Adriana Younskevicius.

# News from the Board

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of long-term goals. The highest-priority items in the categories of Pool, Contracts, Annual Meeting, Budget, Buildings, Communications, Financial, and Governing Documents are now under discussion, and initial plans have been made for accomplishing our goals.

In addition to the Messenger and the Web site (see note on page 1 about our new Web address), the Association employs two other means of communication with residents: Homeowner Link Elite and Meadows Alerts. Complete information on both services, including registration, can be found on our home page. We hope you find these services helpful in staying connected with your Association. Check the Web site often for updates and for answers to any questions you may have regarding the governing documents and other rules.

Speaking of the rules (you knew this was coming!), the following are some of the “hot button” issues, so here again are a few reminders:

Pets must be leashed at all times when in common areas, and residents **MUST** clean up after their pets. One place in particular that residents seem to mistake for an off-leash dog run and “no-pick-up-area” is the grassy area behind Courts 5 and 6. There are three off-leash dog runs close by (Utah Field, Four Mile Run, and Walter Reed Drive), but picking “it” up is never optional!



To avoid damage to the court signs and the toppling of light poles, please do not lean items against them, particularly items left out for Big Pickup, and do

not allow your contractors to do so. Big Pickup is for household items only – no construction debris of any kind!

Place trash out only at designated times – never at night and never on Sunday.



Do not allow your guests or contractors to park in your neighbors’ parking spaces, even during the day, unless you have made such an arrangement, and never park in the court entrances or “piggyback” behind another vehicle.



Interior renovations exceeding \$1,000.00 in cost must be pre-approved by the Board. This is a fast and simple process that imposes no hardship on residents. Note



that windows and storm doors are not stock items and must be custom made.

Exterior alterations to accommodate ill-fitting windows and doors are not allowed.



Although we like to think of Fairlington as a safe haven, we are not immune

to crime. Last year in the Meadows alone several crimes and other incidents were reported to the Board, including vehicle thefts, stolen vehicles being abandoned on our property, vehicle tampering, and a questionable door-to-door solicitor. Please do not hesitate to contact the police immediately if you witness or even think you are witnessing a crime. The police are very responsive to such calls and would rather investigate a non-crime than know that something went unreported. Alert residents are a huge deterrent to neighborhood crime.

Please be sure to review the recent changes made to our car towing contract with A-1 Towing in the sidebar at the right, so you are familiar with our new policies, which were put into effect to clarify the responsibilities of both A-1 and the Association, and to prevent any potential abuse of towing services. Note that all other terms and conditions of the original contract remain the same.

Once again, best wishes to all our residents for a happy and healthy New Year.

—John Thurber,  
Board President



## New Towing Policy

The towing contract with A-1 has been revised as follows:

No vehicle shall be towed from Fairlington Meadows parking courts unless a member of the Board of Directors, Management Company, or on-site maintenance staff has called with a specific request for towing services. (A list of persons authorized to request towing services was provided to A-1.)

The only exception is that residents may call for towing services if, and only if, an unauthorized vehicle is parked in their reserved space or if their own vehicle in their reserved space is blocked by another vehicle.

The procedures for such towing requests are as follows:

- (a) the resident must make a good faith effort to locate the violator and request s/he remove the vehicle prior to calling the towing company;
- (b) the resident must be present when the tow truck operator arrives;
- (c) the resident must provide his or her name, address, and telephone number to the towing company at the time of towing; and
- (d) A-1 will not reveal the information provided under provision 4(c) to the owner of the towed vehicle. This information will be given only to the authorized persons referenced above.



### Parking Woes?

The sewer line construction currently under way at the Community Center has had a huge impact on parking.

In response, the County is allowing residents who are affected by the work to park in the FCC lot from 5:00 p.m. until 8:00 a.m. for the duration of the project.



With frigid temperatures and holiday festivities having come and gone, activities at the pool from the past summer do seem a very distant memory.

But I would like to thank the volunteers who helped support those activities, like the pizza night, float night, wine, cheese, and beer nights, 4th of July BBQ and games, and the Labor Day/end of summer BBQ.

I would also like to thank the court chairs who helped to distribute and collect the pool surveys, 93 of which were returned. These surveys were very helpful in finding out

*By Barbara Sitton, Pool Committee Chair*

the interests of the community and we decided on our events based upon that interest. Thank you to all who took the time to fill them out.

Valerie Carter, Courtney Hermes, and I were in charge of the various events and they both worked very hard to make the activities enjoyable for all. A very large thanks goes to them, as well as to Jennifer Lightbody for all of her work.

Despite the cold right now, summer will come again before we know it. Please step

forward if you would like to help with the upcoming pool season in any capacity. For instance, there were some suggestions on the surveys for activities that unfortunately we were unable to implement for various reasons.

If you have a strong interest in new activities, or in helping with our traditional events, joining the committee would be an excellent way to have a say in what happens at the pool. We need lots of help and the more help we get, the lighter the load on all. Think warm thoughts and volunteer!

## Long-time Resident Remembered

Louise Gabel and her husband, Richard, were among Fairlington's "original owners," and raised their four children here. The Gabels moved into Fairlington in 1946, then into their Meadows home on South Utah Street in 1973.

Mr. Gabel passed away in 2004 after 63 years of marriage, and Mrs. Gabel continued to reside in the Meadows. She taught elementary school in Arlington County for 61 years, the last 19 as a full-time volunteer. In spring of

*By Diane Thurber*

2010 Mrs. Gabel moved to Goodwin House; she made the mile-and-a-half walk to Carlin Springs Elementary each day, where she specialized in tutoring first-graders who struggled to read, and fifth-graders with their math skills. In 2009 Arlington recognized her dedication to children and community with the Ellen M. Bozman Lifetime Achievement Award.

On October 18, 2010, Mrs. Gabel was crossing the street

on her way to school when she was struck by an Arlington school bus carrying students to Claremont, the school where she had begun her career in 1959. She died later that afternoon.

Working with children helped Mrs. Gabel "stay young and useful and happy." Those in the Meadows who knew Mrs. Gabel share in the loss being felt by her family and the community.

Still Have Questions?  
Call Jack at the Meadows Shop (703-820-6799).  
Leave a message and he'll get back to you promptly!

## Avoid Costly Water Damage

Now that freezing weather is here, make sure to turn off your outside water spigots and remove hoses to avoid the costly damage of burst pipes.

Although the spigots are outside the units, residents are responsible for costs associated with this avoidable damage. You need to

shut the water off from the inside, remove the hose, and leave the outside spigot turned on.

# Recycle More This Year!

We're very lucky to have curb-side recycling here in the Meadows and we are now able to recycle many more items than we were when the program began. Here's an update to help you decide whether to put an item in the trash or out for recycling on Tuesday night.

Meadows guidelines for recycling are the same as Arlington County. The Board is currently in the process of updating our Web site with this information, so a good place to check if you're in doubt is [www.arlingtonva.us/departments/EnvironmentalServices/swd/EnvironmentalServicesSwd-Curb.aspx](http://www.arlingtonva.us/departments/EnvironmentalServices/swd/EnvironmentalServicesSwd-Curb.aspx). Acceptable items are listed as well as pictured.

Certain items are definitely NOT for recycling and must go in the trash. These include:

- clam shell containers
- Styrofoam
- plastic cups and food trays, paper plates and napkins glassware
- ceramics
- light bulbs

By *Barbara Sitton*

Some of the most common things that CAN BE recycled and must be placed in the bins are:

- plastic bottles, jugs, and lids marked 1 - 7
- wide mouth plastic containers such as yogurt and sour cream cups
- aluminum cans
- metal food cans
- glass bottles and jars

As far as paper products go, these must be either in a paper (not plastic) bag or securely tied with string and placed next to the bins, NOT in the bins. If they are placed in the bins, it leaves less space for cans and bottles and confuses the process because the newspapers are generally picked up after the bins.

Paper products acceptable for recycling include:

- newsprint
- magazines (glossy or otherwise)

- cereal and food boxes
- cardboard boxes (which need to be broken down and flattened)
- junk mail

Since it always seems like Tuesdays and Wednesdays are more windy than other days, it is important that you bag or tightly secure your paper recycling to help avoid the drifts of newspaper and junk mail that all too often litter our courtyards and streets. PLEASE and do your neighbors and our hardworking trash collectors a favor and bag or tie these items.

For items that don't make the cut for curb-side pick up, see the sidebar at right for nearby recycling options that make it easier to clear your clutter AND make 2011 a green year.



## Did You Know?

### ~ Best Buy ~

Accepts gift cards, CDs, DVDs and cases, ink and toner cartridges, cameras, computers, TVs, rechargeable batteries, mobile phones, and other devices. Recycling bins for smaller items are located at the store entrance; call ahead for larger items.

### ~ Target ~

Has bins for plastic bags (as do most grocery stores), MP3s, cell phones, and ink cartridges.

### ~ Dry Cleaners ~

Are happy to accept the return of your wire hangers.

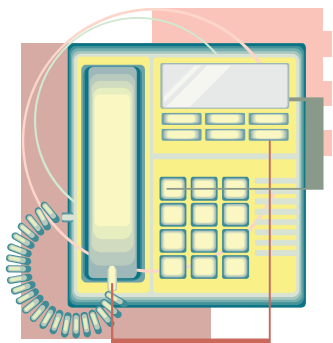


## Safety Tips for Cleaning Up Broken CFLs

Fluorescent light bulbs, including the compact fluorescent light bulbs (CFLs) so many of us are using these days, contain a small amount of mercury sealed within the glass tubing. When a fluorescent bulb breaks in your home, some of this mercury is released as mercury vapor. The broken bulb can continue to release mercury vapor until it is cleaned up and removed from the residence. To minimize exposure to mercury vapor, the EPA recommends following the cleanup and disposal steps described below.

Before cleanup, have people and pets leave the room and air it out for 5-10 minutes by opening a window or door to the outdoor environment. Shut off the HVAC system and collect the materials you need to clean up the bulb and seal it for proper disposal. During cleanup, be thorough in collecting all broken glass and visible powder. Place debris and your cleanup materials in a sealable container. Promptly place all bulb debris and cleanup materials outdoors in a trash container or protected area until materials can be disposed of properly. Avoid leaving any bulb fragments or cleanup materials indoors. For several hours, continue to air out the room where the bulb was broken and leave the HVAC system shut off. For more detailed information, visit [www.epa.gov/cfl/cflcleanup.html](http://www.epa.gov/cfl/cflcleanup.html).

# Fairlington Meadows Community Directory



### Board of Directors

**John Thurber**  
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**David Andrews**  
1st Vice President

**Lisa Farbstein**  
2nd Vice President

**Paul Cinquegrane**  
Treasurer

**Jacqueline Maguire**  
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### Property Management

Jason Eglin, Community Management Corp  
12701 Fair Lakes Circle  
Suite 400, PO Box 10821  
Chantilly, Va. 20153  
Tel. 703-631-7200 (x 212)  
Fax 703-631-9786  
jeglin@cmc-management.com

### On-site Maintenance

Jack Clark, Manager  
José Rameriz, Assistant  
Tel. 703-820-6799

### Towing Requests

A-1 Towing of Northern VA  
Tel. 703-979-2110

### Messenger Volunteers

Kathryn Utan, Editor  
Rose Stack, Distribution

Send letters, article ideas, or other items to the editor at 3407B South Stafford Street or send an e-mail to kathryn\_utan@yahoo.com.

*Include your name, address, and contact information with all correspondence. Items will be printed at the editor's discretion.*

*Please direct correspondence to the Fairlington Meadows Board of Directors in care of Community Management Corp. at the address listed to the right.*

*For copies of Board meeting minutes, see the Fairlington Meadows Web site, view them on the community bulletin at the pool house, or contact Jason Eglin at CMC.*

**Visit us online at**  
**[www.fairlington.org/meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)**

