

# meadows Messenger

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

## News From the Board

by: John Thurber

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

Happy New Year from your Board of Directors! After a bit of a lull during the holidays, things have started picking up again. Many of the following items

took place during the latter part of 2014, some of which are continuing projects as we begin the new year.

### B-BUILDING IMPROVEMENTS

The B-buildings went from “blah” to “beautiful” with the installation of new carpeting, mailboxes, and porch mats. The maintenance crew oversaw each project, and provided the Board with photos as the work progressed. They are

now in the process of painting the hand rails and chair rails blue, to match the carpets. The mats are “Waterhog Premier,” which are thicker and more durable than the company’s “Classic” mats (nothing is too good for our residents! – actually, they were only \$6.00 more).

### PAINTING

This year’s painting cycle included Courts 4, 5 and 6. There was a bit of a delay in completing the contract because on two out of the three weekends when door painting was scheduled, we had wet conditions and humid temperatures, which would have prevented the paint from drying properly. In the future, we will ask the contractor to distribute a letter notifying residents in advance of any projected delays, so there’s no waiting around for a no-show. Despite this delay, punch list items were completed by the middle of October. Courts 7, 8, 9 and 10 are scheduled for 2015.

### ROOF REPAIRS

The roof at 3422 S. Stafford Street jumped to the head of the line in December, when an inspection of the attic space by our maintenance crew and roofing contractor revealed multiple leaks. The Board received a bid to apply black roofing cement to the areas in need of repair; however, this was not a good option since

### New Court Chair Needed for Court 13

We are looking for a new Court Chair for Court 13. It is important that each court have a Court Chair, so if you live in Court 13 and are able to volunteer a little of your time to fill this important position, we would love to hear from you! Acting as Court Chair does not involve a huge time commitment, but it is a great way to meet your neighbors while providing a valuable service to the community. The three main duties of Court Chairs are to greet new residents, distribute Recreation Passes, and assist the Board in collecting proxies in advance of the Annual Meeting. If you would like to volunteer, or just want more information before deciding, please contact Diane Thurber at (703) 998-8723, or [j.thurber@verizon.net](mailto:j.thurber@verizon.net). You don’t need to be an owner to volunteer for this position – renters are equally welcome.

just coating an area would not guarantee that the leaks would be corrected, and black cement on a red roof is not aesthetically pleasing. Also, after checking with multiple distributors, we learned that the type of clay tiles needed are not available; therefore, we decided that a full roof replacement with the standard slate used on other buildings was the solution. The contract includes dormer replacement and a provision to repair deteriorated wood, if found. Since we have three other buildings with the same color tiles, the tiles were removed as carefully as possible and many are being stored in the newly-enlarged "bull pen" beside the pool house, to be used for any future repairs to the other three buildings. We recently learned that Katchmark, who performs a lot of our roof repairs and replacements, has been named one of the "Top 100 Roofing Contractors" in the nation by Roofing Contractor Magazine.

## **POOL REPAIRS**

During pool closing procedures, the coping stones were examined using hammer taps, and voids were discovered around the entire perimeter. In order to prevent water from seeping behind the coping stones, freezing, and pushing against the white-coat (which would have caused it to crack) it was necessary to completely replace the coping stones. And of course, what would a major capital improvement project be without a "hitch"? When the coping stones were removed, we discovered that the concrete foundation holding those stones was crumbling. The concrete wall beams needed to be replaced as well, adding to the price of the contract and causing a delay in the work when we already were racing the clock with the weather. Fortunately, Community Pool Service was able to complete the job, refill the pool, add winterization chemicals, and reinstall the cover, all in a timely manner. A final inspection was conducted before the pool was covered, to be sure the new depth marking tiles were correct, that there were no surface cracks or gouges in the whitecoat, and that the caulk had not bubbled anywhere. A few coping stones were found to be rough-cut, and those were removed and replaced. Existing waterline tile in the main pool is no longer available, so waterline tile that matches the newer tile in the wading pool was used. Work was finally completed on November 11. So come

spring, the pool will have somewhat of a new look.

## **PARKING LOTS**

In the parking lots, an estimated 3,975 linear feet of asphalt pavement joints and straight-line cracking have been repaired with crack-seal. To prep the areas, the contractor first removed any accumulated dirt, debris and grass from the cracks and then sealed them with "CrackMaster," a quick-drying, hot-pour-applied, rubberized crack sealant. Depending on where the cracks were located, it was not necessary for some residents to move their vehicles; those who did need to move were provided with advance notice, and the project proceeded with a limited amount of inconvenience. In a nod to making this project "green," any old asphalt that was removed was taken to an asphalt recycling plant. The work was finally completed on the third attempt after rescheduling twice due to wet conditions.

## **TENNIS COURTS**

Surface cracks in the tennis courts have been filled with silicone caulk in the court colors to protect against further expansion and damage over the winter. Recreation Committee Co-Chair Ed Girovasi will meet with the contractor again in May to review the condition of the courts. Some areas that were previously repaired are still under warranty and will be repaired again, and the warranty on those areas will be extended for an additional year. The periodic resurfacing of our tennis courts is a considerable investment by the community, and the Board thanks Ed and his Co-Chair, John Stack, for working with the contractor to stay on top of tennis court maintenance and repairs. Please also heed their reminder that the tennis courts are for tennis ONLY – all other activity is prohibited.

## **SNOW REMOVAL**

The Board has entered into a snow removal agreement with our landscaping contractor, Somerset, for the period December 2014 to April 21, 2015, for plowing of the parking lots. Pricing is determined by both the amount of snow accumulation and the type of removal equipment needed; manual services are billed by the "man hour," and materials by the ton, bag or load. The snowblowers also were tuned up and are ready to go, although the less use they will receive, the better! Walkways, steps, and other pedestrian areas of the property are cleared by the maintenance crew, with assistance from employees of DMA (who cleans the B-buildings),

as needed. Craig and Ricky did a great job clearing the sidewalks and porches after the first snowfall, and we thank them for their efforts on that cold, cold day. We also spied a few kind residents clearing off the last bit of slush so it wouldn't freeze overnight and make the sidewalks icy. Once again, we remind residents not to apply salt (sodium chloride) to the bricks or sidewalks, as it can cause "spalling," particularly if the concrete panel is newly-laid and not fully cured; ordinary sand is OK, to provide traction. The product that we use is called "Meltium," which is a "patented synergistic inhibitor formula" that is safer for concrete and metal, has vegetation enhancers and protectors, creates instant traction, contains anti-caking agents, is non-tracking, has no oily residue, is non-damaging to leather or flooring, and is non-toxic so it is safer around children and pets. It is colored for controlled application, and effective to -20F. Residents who wish to get a little extra exercise after shoveling out their parking space are welcome to clear snow away from nearby storm drains, downspouts and fire hydrants.

### **PORCH REPAIRS**

Brick porch repairs are complete, with the most-needed repairs having been completed first. This type of work is heavily weather-dependent, but the contractor managed to finish the job in plenty of time before the colder weather set in.

### **RENOVATION REQUESTS**

There seemed to have been a "rush" of renovation requests toward the end of 2014, as homeowners prepared their units for sale, rent, or perhaps for the oncoming holidays or for their own comfort and enjoyment as they continue to enjoy life in the Meadows. Please remember that, pursuant to our Bylaws, any project exceeding \$1,000.00 in cost must receive prior Board approval. The process is quick and easy, and in most cases can be handled via exchange of e-mail. Residents interested in making interior renovations may e-mail our Portfolio Manager at CMC, Dwayne Frazier, at [dfrazier@cmc-management.com](mailto:dfrazier@cmc-management.com), or Board President John Thurber at [j.thurber@verizon.net](mailto:j.thurber@verizon.net). Although the Board makes every attempt to provide a quick turnaround for such requests, please remember that most Board members travel for work, and that requests received over the weekend or around a holiday may take a bit longer to process. Here are a few quotes from some of your neighbors, which we'll share with you so you can see that the Board really is here to help: "Thanks for the Board's prompt action on our request." "Great news! Many thanks." "Thank you so much for the quick turnaround on this." "Thanks for your quick approval."

### **INSURANCE RENEWAL**

The Association's master property and casualty insurance program with USI Insurance Services has been renewed. A USI rep attended the Board's November 19 meeting to discuss coverages under the policy and to answer questions posed by the Board. Our FHA certification, which was due to expire on February 7, has been renewed through Associa's FHA Assist/Certification Assistance Program. Thanks to CMC for alerting us to the approaching deadline, as there is a minimum processing time of six weeks, plus anticipated additional wait time over the holidays.

### **COMCAST INTALLATION REMEDIATION**

We would be totally remiss if we didn't give a "shout-out" to B&G Committee member Victor Slabinski for his efforts in working with Comcast to get them to take corrective action to repair the many sloppy cable hook-ups throughout the village. Victor has managed to secure and retain the attention of Comcast representatives, and obtain compliance with the terms of the "Comcast Service Agreement" entered into between them and the Association back in 2008. For years the agreement was seemingly being totally ignored, and the grounds were "littered" with, among other things, open/broken cable boxes spewing tangles of wires; lengths of cable attached to, draped over, or braided through the fences; cables laying above-ground, creating tripping hazards and obstacles for the mowers; cables entering the buildings in the wrong locations; abandoned cables; and too-long lengths of cable loosely wound up at the base of the installation where it enters the building. Many of the problems that Victor has identified and reported have been resolved, and the grounds look much better for his efforts. Back in November a cable installation was discovered, which had the most egregious violations of the guidelines imaginable. Not only did it enter the front of the building (which is never allowed) in two places, the white (wrong again!) cable entered through un-grouted holes (ideal entry points for rodents or water) that had been drilled into the bricks, with a large piece of one of the bricks (about a third) having been broken off by the installer! The cable was then loosely wound through and above both window wells, culminating at an oversized junction box that was hung over the outside water spigot next to the porch. And presumably the resident had no problem with this installation. Needless to say, the Board did have a problem with it, and it is in the process of being corrected. Residents, please remember that YOU are our first line of defense against violations of the cable installation guidelines. Run off a copy of the guidelines for your installer or repairperson, and insist that they be followed. As Victor only half-jokingly noted, we "need to act like Putin if we are ever going to get Comcast to comply at installation."

## OTHER MAINTENANCE

- The crew replaced the interior door between the guard room and the maintenance office with a solid core door. They also added new weather stripping and laminated the exterior door (leading to the pool) with a fiberglass panel to protect it against the weather.
- The two basketball backboards were removed, sanded and painted, and re-installed with new hoops and nets. It was more work than you might think, and they look great compared to previously.
- Needed repairs were made to the Association's truck.
- The yearly B-building fire extinguisher inspection was completed.

## MISCELLANEOUS

- The Board was very pleased to learn that two parties were able to work out amicably, and without Board intervention, a dispute over barking dogs. Our first piece of advice when concerns arise is always to speak to one's neighbors in a friendly, diplomatic manner, in the hope that the issue can be amicably resolved. That doesn't always happen, but when it does, we feel it's important to commend the parties involved. We all live closely together; remember to treat your neighbors as you would like to be treated.
- You may have noticed our new sandwich board; its inaugural use was to announce the Annual Meeting back in October. Be looking for it throughout the year, as other important events are announced.

## IMPORTANT REMINDERS

- New condo fee payment coupon books were processed and mailed out the second week of December. Anyone wishing to sign up for direct deposit may contact CMC at (703) 230-8510 for assistance.
- A few Annual Meeting packets were returned to CMC as "Undeliverable." Non-resident owners should be sure that CMC has their current mailing address. It is important that every co-owner receive this material, plus we are missing out on receiving

those proxies.

- All residents are encouraged to register on the website for the Homeowner Link emergency notification service.
- Your outside water spigots should be turned off by now. Disconnect the hose, then open the spigot to release any water remaining inside. This will prevent the water line from freezing and bursting over the winter. Do be sure to remember to turn your front spigot back on in the spring, though, as it is important that the B&G Committee or other residents are able to access a convenient water supply for any new plantings. Another way you can keep your pipes from freezing is to open cabinet doors and allow the warmer air in the room to circulate around them. Never turn your heat off completely in the winter; even if you're away, you should maintain a temperature of 55-60 degrees.
- It has come to the Board's attention that someone continually leaves bags of dog feces along the handicap ramp curb adjacent to 3371 S. Stafford Street in Court 3. When confronted recently, the person picked up the bag and then deposited it into a cardboard box left out for recycling. Both of these actions are wrong and in violation of our Bylaws and County ordinance. Several months ago two "reminder" signs were purchased and posted, with the idea that they would be moved around the property periodically, so they would be seen by as many people as possible. The signs seem to be helping, but we still receive the occasional complaint. Please, if you have a pet, be responsible and courteous and observe the rules. Your neighbors will appreciate it.
- Apparently, we can't mention it enough, so here it is again: Please put out your trash only at the appropriate time! We have six-day-a-week pickup, so there is no excuse for someone placing trash out at the wrong time. The full set of rules for trash pickup can be found on the website, (Resident's Manual, Appendix A, Article VII, Section 6 – please note that (c) is no longer applicable since we now have Big Pickup) but here is a brief synopsis: Place trash in securely-tied plastic bags near your own home. Place it out in the morning only, but if it is clear that you missed the pickup hold onto it (back inside or in your patio) until the next scheduled pickup. If you put it out and come home to find it's still there, please retrieve it so it is not left out overnight, on Sunday or major holidays. That's it in a nutshell – pretty easy, right? Please also recycle and place items out for "Big Pickup" correctly and courteously. If you have any questions, please either consult the website or ask your Court Chair.

- Another biggie: In mid-December the residents in both lower units of a B-building in Court 3 experienced sewer backups. Since the clog was discovered between the B-building entry point and the sewer main in the parking lot, there was no way to pinpoint the source, but it was determined to have been caused by the disposal of inappropriate waste products into the toilet or sink in one of the several units in the building. Please remember that our sewers are constructed of terra cotta and are very fragile. Please do not dispose of grease, oil, facial tissue, hair, dental floss, baby-wipes, feminine hygiene products, cigarette butts, paper towels, diapers, etc., in the kitchen or bathroom drains, or in your toilets. Even products labeled “flushable” should not be placed in our sewers -toilet paper and human and pet waste ONLY, and pet waste first must be removed from bags. If you retain a cleaning company, please make them aware of this limitation of our sewers. As these unfortunate residents discovered, failure to follow this rule could result in a backup into your home or that of your neighbor. A sewer backup is not only a disgusting mess, it is also very costly to everyone. Remember that all Association-related costs are ultimately reflected in your condominium fees! If the cause

of a sewer backup is traced to a particular unit, the owner of that unit will be assessed all costs for repair. If you experience a sewer backup, contact CMC immediately. Several years ago the Association undertook a major capital improvement project to reline the sewers, so please do not allow a contractor to run a “snake” into the lines so that it extends any further than your own interior pipes, as this could cause major damage to the new liners. Homeowner will be held solely responsible for any such damage. Thank you for your cooperation.

Best wishes to all our residents for a happy and healthy 2015.

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

## Annual Meeting Recap

*by Diane Thurber*

The Annual Meeting of the Council of Co-Owners was held on October 29, with about fifty members of the community in attendance. Thanks in large part to the efforts of the Court Chairs, who canvassed their courts for proxies, we reached quorum very quickly. Following introductions, a reading of the night’s Agenda, and other formalities, Board President John Thurber presented his “State of the Association” remarks. Board members Debbie Diener and Lisa Farbstein reported on ongoing projects and our wonderful maintenance crew; they expressed thanks to those who volunteer their time and talents to the community, and extended an invitation to all to become involved. In addition to Committee Chairs, residents who received special recognition included Pool Committee members Jamie Eckert and Tracey McGovern; residents Barbara Gomez and Liz Moores, who assisted with pool social events; and Victor Slabinski, for both assisting with pool events and working with Comcast (see additional acknowledgment in News from the Board), as well as for being one of the longest-residing residents (along with wife Margaret) in the Meadows -- since before the conversion. Board member Jackie Maguire spoke about the valuable contributions of both Mr. Thurber and Ms. Farbstein. She encouraged those present to add their votes to the many already received via proxy to re-elect each of them to another term on the Board, and they were so re-elected. There was discussion of the 2015 Budget, which was approved, along with Q&A on each subject as it was raised. Attendees heard presentations from B&G Co-Chairs Chuck Edwards and Judi Garth, as well as Committee member Anne Gillis; Recreation Committee Co-Chair Ed Girovasi; and from Diane Thurber, Chair of the Committee of Court Chairs. Pool Committee Co-Chairs Erica and Edward Brown could not attend the meeting, but provided an informative synopsis of the very successful 2014 pool season for presentation by the Board. We closed the meeting this year with a drawing for two \$50.00 gift cards, generously donated by our management company, CMC. Winners were Anne Gillis and Paul Powers, so congratulations to them! Prior to commencement, residents enjoyed light refreshments and socialized with their neighbors. The Annual Meeting is the residents’ opportunity to meet the Board members and Portfolio Manager, as well as to learn the current status of every aspect of the community. I believe those who were in attendance will agree that those opportunities were well met, and that it was a very successful meeting. Thank you to all who attended, and to those who couldn’t make it, we hope to see you next time.

# Buildings and Grounds Update

by: Chuck Edwards and Judi Garth

2015 arrived with a vengeance of snow and cold temperatures! Undoubtedly, we haven't seen the end of frigid temps and the white stuff. But have you noticed the days are getting longer and spring is coming?!

## SNOW AND OUR TREES AND SHRUBS

In case of snow, please help our common area trees and shrubs by very gently shaking the snow off of them. **HOWEVER, IF THEY ARE COVERED IN ICE, DO NOTHING.** Trying to remove ice will damage the plants. Better to let the sun gradually melt the ice. Thank you for protecting our investments.

## NEW BENCH

If you are out for a brisk walk, stop in Court 15 and check out the new bench purchased by the Board in December. A number of residents requested benches for resting, getting to know neighbors and enjoying the beauty of the Meadows. Another bench will be placed in Court 2 close to the bus stop. Many thanks to B&G member Anne Gillis who spent hours researching benches and presenting proposals to the Board and to Lisa Farbstein, B&G liaison to the Board for her support for this project.

## WINTER GARDENING TIPS

While we sit warm and cozy inside, there is still activity going on in our gardens. With the onset of freezing and thawing soil, newly planted items tend to heave out of the ground. Check periodically and gently push plants back into the soil. If you still have branches from discarded holiday decorations use them to protect pansies and other winter-hardy plants. Evergreen branches can protect plants from drying winds as well as compacting under heavy snow. When the temperature is above freezing and there has been little rain, newly installed sod, shrubs and trees in the common areas need a good soaking to survive. This can be easily done with a jug of water slowly poured at the base of the tree or shrub.

## SOMERSET LANDSCAPING

In late December, Somerset, our grounds contractor, completed the leaf removal, final pruning, and cutting back the grasses at the Stafford Street tennis court. In March they will begin the spring clean-up and mulching the beds before the spring holidays.

## *Building and Grounds Meetings*

We welcome new members and interested residents at our meetings on the first Wednesday of each month. All meetings begin at 7:30 p.m. and end by 8:30 p.m. It's a fun and satisfying way to get involved in your community and gardening expertise is not required! Check the Meadows website for the next meeting location or contact Chuck Edwards at [c-d@comcast.net](mailto:c-d@comcast.net) or Judi Garth at [judigarth@comcast.net](mailto:judigarth@comcast.net).

## New Meadows Editor

We are extremely pleased to announce that we have a new Editor for the Meadows Messenger! Following the Annual Meeting, resident Martha Hulley stepped forward and offered her services. Martha is a resident of Court 8 and only recently purchased her unit after renting the one across the hall, so congrats to her on being a new homeowner! A long-distance final thank-you to Hannah Lipps, our former Editor, for the many terrific issues she produced, including her "swan song," which she so kindly did for us even after she and her family had moved to Texas! Hannah has been working with Martha to ensure a smooth transition, and we are very happy to welcome Martha to the Meadows team.

## SEE SOMETHING? SAY SOMETHING!

Following news of a recent vehicle break-in, we'd like to remind residents to stay vigilant and report suspicious behavior. If you see anything suspicious, please be sure to contact the Arlington police.

Emergency: 911  
Non-emergency: 703.558.2222  
Email: [police@arlingtonva.us](mailto:police@arlingtonva.us)

# Many Thanks to Craig and Ricky

Fairlington Meadows residents often receive compliments about the lovely appearance of our community. Those compliments are due to the care and attention of the residents but also due, in large measure, to the day-to-day care and attention paid by Craig Robbins and Ricky Henderson, our on-site Maintenance Staff.

Those of you who attended the October 29, 2014 Annual Meeting heard about the many contributions made by Craig and Ricky. However, for those of you unable to do so, the Board thought it important to start off 2015 by highlighting all that Craig and Ricky have done and continue to do.

Much of what Craig and Ricky do might not be obvious to Fairlington residents because so much of what they do is pro-active preventive work. They walk the property regularly to identify any situations that could become a problem. They identify issues where immediate attention will head off future problems, thus avoiding potential costs if the issues were not addressed immediately. They personally take the needed steps to fix or correct the issue before it becomes a problem (e.g., cleaning gutters; fixing benches). Knowing that winter weather was approaching, they left notes reminding residents to turn off the outside water spigots --- and offered to help any resident who might need assistance in doing so.

Moreover, they apply the same care and attention to all of their work regardless of the size of the project --- whether it's helping figure out the best way for B-Building residents to get keys for the new mailboxes or helping the resident committees with grounds and/or pool projects. Additionally, they work closely with contractors hired for other projects (e.g., painting, fixing sidewalks) to ensure that the work is done to the contracted for specifications and standards.

Their professional skills and pride are demonstrated throughout all of their work. We are most fortunate to have Craig and Ricky as part of our Fairlington Meadows community.

## Community Directory

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

**Richard Kuziomko**, Property Manager

[rkuziomko@cmc-management.com](mailto:rkuziomko@cmc-management.com)

**Dwayne Frazier**, Portfolio Manager

[dfrazier@cmc-management.com](mailto: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