

meadows

Messenger

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

In this Issue

Tennis News Page 3

Court Chair News
Page 5

Outdoor Spigots
Page 5

Buildings & Grounds
Update Page 6

Website Provides
Current Information

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

News From the Board

by: John Thurber

As we head into winter, we have several important reminders for residents, but let's start by bringing everyone up to date on what's been happening in the village.

The Annual Meeting of the Council of Co-Owners was held on Wednesday, October 28, with about fifty members of the community in attendance. We managed to reach quorum quickly, thanks in large part to the efforts of the Court Chairs, who diligently canvassed their courts for proxies, right up until the last minute. Following introductions, a reading of the night's Agenda, and other formalities, Board President John Thurber presented his "State of the Association" remarks. There was discussion of the 2016 Budget, which was approved, along with Q&A on each subject as it was raised. Two current Board members – Jackie Maguire and Mary Ellen Finigan – were each re-elected for an additional term, and Bill Russell, who was appointed to complete the unexpired term of a previous Board member, was elected to his first full term. Attendees listened to presentations from B&G Co-Chairs Chuck Edwards and Judi Garth and Committee member/Board Liaison Lisa Farbstein; Pool Committee Chair Jamie Eckert; Messenger Editor Martha Hulley; and from Diane Thurber, Chair of the Committee of Court Chairs. Recreation Committee Co-Chairs Ed Girovasi and John Stack were not in attendance, but provided "talking points" for presentation by the Board. Also, Ms. Maguire announced the new Fairlington Meadows Facebook page, which she has set up for us. Our management company, CMC, again generously donated two \$50.00 gift cards for use as door prizes (everyone who returned a proxy or attended the meeting was eligible to win), and the lucky winners were Ann Reesman and Sarah Heckenberg, so congratulations to them! Prior to commencement of the meeting, 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. Thank you to all those who attended, and to those who couldn't make it, we hope to see you next time.

Work on the full-roof replacement in Court 7 began on January 4 (with assurances that re-roofing *can* be completed during the winter months – plus, we wanted to hold off until after the holidays in order to minimize any inconvenience to residents and their guests). The Board selected a nice gray/green slate for this roof in order to maintain a little variety in the appearance of the buildings, as was done in the initial construction. At one point, we had so many balls in the air with Katchmark that we made certain all of the "smaller" jobs were completed prior to pressing on with the full-roof replacement. *(continued on next page)*

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.

THE PASSING OF LIZ PAGANO

It is with much sadness that we learned of the passing of our friend and neighbor, Liz Pagano, on the evening of January 15. Liz was a longtime resident of the Meadows, and served as Court Chair for Court 5 for many years. Residents wishing further information may contact Jennifer Lightbody at jl.lightbody@gmail.com.

On September 30, Finley Asphalt & Sealing performed approximately 90 square yards of paving repairs in Courts 7 and 9 and a 2' x 2' patch repair in Court 8. We were a bit nervous about the weather the day the work was scheduled, but luckily any significant rain held off until the job was done. Finley also agreed to extend the warranty from two years to three.

The Association's master property and casualty insurance program with USI Insurance Services has been renewed. A USI rep attended the Board's December 2 meeting to discuss coverages under the policy and to answer questions posed by the Board.

The firm Goldklang Group CPAs, P.C. will be performing our 2015 Audit and preparing the Association's tax returns.

MAINTENANCE ITEMS:

- The crew will be checking the white covers over the sewer lateral clean-outs to be sure they aren't covered by mulch, ivy, or bushes, so that in the event of a sewer back-up emergency, we will be able to locate them more quickly.
- Fire extinguishers in the B-buildings have been serviced by Omega Fire.
- Six large, deep cracks on the basketball court were filled and sealed.
- The crew has done a thorough cleaning of the gutters, starting with the ones that are "known problems." They made this a priority a while ago, before we received some expected heavy rains. Rather than use a leaf blower and nozzle attachment, they performed the task entirely by hand so they could completely remove any debris that had accumulated and compacted in the bottom. This is trickier and more difficult than you might think, for many reasons (plus more time-consuming) but Craig and Ricky always go the extra mile to do the job right.
- During a recent inspection of B-building basement common areas, most were found to be in satisfactory condition; however, one had a broken step, a few need sheetrock repairs and/or painting, and one needs a new cover for the water shut-off valves. Boxes and other personal items belonging to residents are often piled so high against the walls in the room that it makes visual inspection difficult. Also, boxes are sometimes left in the center of the floor, creating a tripping hazard. If residents notice any signs of mold in these areas, please inform management or the maintenance crew *immediately*. Mold can be dealt with, but eradication becomes a much bigger issue, and with a much higher price tag, if it is allowed to spread unchecked for a long period of time. The common storage areas of B-buildings are obviously meant to be used by the residents; however, we would ask that they be kept in a reasonably orderly condition for the

above reasons and also because they provide a means of egress in the event of a fire. When you move out, please remember to take stored items with you, as we have received complaints that some of these spaces appear to contain abandoned property. Finally, residents are not permitted to make any modifications to these areas, as they are common elements.

- A major porch repair was completed at 3303 S. Stafford Street, necessitated because the footings under the bricks directly below the columns were failing. The edges of the porch were beginning to slough downward, and we didn't want the supports under the columns to settle any further and cause damage to the porch roof. Replacement of several sidewalk panels was also done, as that was an integral part of the porch repair. **IMPORTANT: RESIDENTS SHOULD NOT APPLY SODIUM CHLORIDE OR ANY OTHER TYPE OF ICE MELT ON THE NEW SIDEWALK PANELS, AS IT WILL CAUSE "SPALLING." FRESH CONCRETE MUST BE ALLOWED SUFFICIENT TIME TO CURE PROPERLY. IF TRACTION IS NEEDED REGULAR SAND MAY BE APPLIED.**
- The crew has noticed that some dryer vents have excess lint spilling out of the opening on the building exterior. Dryer vents and hoses should be cleaned out periodically in order to ensure efficient dryer operation and possibly prevent a fire. Clothes will dry faster and you will be using less energy.
- This year's painting cycle included Courts 7, 8, 9 and 10. There were some complaints about drips and runs, as well as one major door issue, but considering how many units were involved, things went pretty well overall (unfortunately, it's never perfect). The crew did a good job keeping the cherry picker on the plywood so as not to harm the grounds, no one reported damage to personal property, and the contract was completed on time. Courts to be painted next year include 1, 2, 11, 12 and 13.
- Eight brass safety cover anchors for the pool were replaced by CPS at no cost to the Association. They will be conducting monthly off-season inspections to ensure the cover is secure and free from debris, and the facility is secured. There already is a meeting scheduled for March to discuss the 2016 season.
- Board President continues to sort through boxes of archives, retaining only the important documents (the rest are incinerated in order to be certain any sensitive information is destroyed). This effort is resulting in real savings to the Association, because we pay a per-box monthly fee for archival storage.

REMINDERS:

- During periods of heavy rains, please refrain from using heavily-water-dependent appliances such as your clothes- and dishwashers, and avoid excessive flushing and long showers. This extra water in the sewer lines can overwhelm the system

and lead to sewer back-ups.

- In the Fall 2015 issue of the Messenger, we reminded residents that personal items may not be stored in the common areas. Letters were sent to a number of residents requesting that they remove to their homes or patios chairs, tables, toys, and other items, and we appreciate that many residents responded to those requests; however, a number of items still remain. A second letter will be sent, after which time the items will be collected and placed within the pool enclosure for safekeeping until they are retrieved by their owners. Any items not claimed within the prescribed time either will be donated to charity or disposed of, depending on the condition of the item. B&G and Board members are spending a lot of time surveying patios and drafting letters regarding Bylaw violations. If there is ivy growing on your fence or up the side of the building in your patio, or if you have a tree hitting the roof or the fence (two of the most common problems), please take care of it. Taking action *before* something becomes a problem can save a lot of effort and money for repairs. Renters should report these issues to their landlord for remediation.

- Periodically, it is necessary to contact our residents and now, in most cases, email is an acceptable form of notice/communication, and for many, the preferred method. In that regard, the Board would appreciate your providing your current email address to our management company, Community Management Corp. You may forward it to our Portfolio Manager, Dwayne Frazier, at dfrazier@cmc-management.com. Any information you provide will, of course, be held in strict confidence and used for Association business only; it will never be shared with outside interests. If you do not wish to provide your email address, information will continue to be sent via United States mail; however, that takes longer, and is an unnecessary expense to the Association. Of

course, in cases where it is required, any communication that must be delivered via US mail will continue to be sent that way; an example of this is for a certified mailing. Non-resident owners should be certain that CMC also has their current mailing address, as the document package for the Annual Meeting (which includes the all-important proxy card) is another example of correspondence that must be sent via regular US mail. Over a dozen envelopes from the November mailing, which contained information about the new condo fees, were returned to CMC as undeliverable because forwarding orders had expired. If you have any questions, please contact Mr. Frazier at the email address above or at (703) 631-7200.

HERE COMES OLD MAN WINTER:

- First and Foremost! – Be sure to read the article in this issue about turning off your outside water spigots. This is a quick and easy winter chore that takes only a few seconds but that can save thousands of dollars in repair costs down the road by preventing a burst pipe.
- The Board has entered into a snow removal agreement with our landscaping contractor, Somerset, for the period December 2015 to April 21, 2016, 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. 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).
- Be watchful for any iciness near where downspouts drain and in some grassy/common areas. Your best bet is to stay on the sidewalks, which are shoveled.

(continued on next page)

TENNIS NEWS by Ed Girovasi

Tennis court warranty crack repairs were completed by Bishop’s Tennis in mid-October 2015. We should survive the winter freeze/thaw cycle without further damage. Minor repairs like these are a nuisance to schedule and oversee, but they are critical to maintaining the integrity of our courts. Next May, we’ll be celebrating the 30th anniversary of the complete re-construction of our two tennis courts in **1986!**

The Committee would like to offer a **BIG SHOUT OUT of THANKS** to Craig Robbins and Ricky Henderson for actively watching the warranty work and reporting issues requiring management resolution. They also completed some finishing surface paint touch-ups with materials provided by Bishop’s. We’re grateful for their fine service to the community.

The Committee also wants to remind all residents that the continued long-life of the tennis courts’ surface depends on limiting their use to **TENNIS** and **NOTHING ELSE**. Players need to wear non-marking athletic shoes – preferably those designed for tennis.

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)).

- Use extreme caution when walking near the buildings, as ice and snow fall with great velocity from some of the higher roofs.
- The ice melt product 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. Also, last year a few kind residents assisted their neighbors in digging out, and helped to remove slush from the sidewalks when it melted a bit on warmer days. It’s a big job to clear the property after a snowfall (or worse, an ice storm), and the crew does their best to get it done in a timely manner, but they can’t get to everyone “first,” so we remind residents to be extra careful while you’re out and about.
- Never turn your heat off entirely during the cold winter months, as some of the water pipes run along the outside walls and they could freeze and burst.

TWO NEW GOVERNING DOCUMENTS:

- The Board recently passed a Policy Resolution that was mailed to all co-owners, regarding payment of the master insurance policy deductible. The Resolution transfers to the co-owner responsibility for payment of any or all of the deductible on the master insurance policy in cases where damage is caused to a family unit or units, and/or to any common area as a result of negligence and/or other behavior by the co-owner, co-owner’s tenant, or guest. This Resolution is designed to protect the remaining body of co-owners and to preserve payment of the Association’s budgeted deductible for when it is truly needed, as in the case of storm damage, a lighting strike, or other catastrophic event. The document has been posted on the Association’s website.
- The Board has drafted a form by which residents may report perceived Bylaw violations, which also can be found on the Association’s website. The reason for this is so all necessary information is included if the resident wishes the Board to take action. In the event due process would need to be instituted, this form and the information contained thereon would serve as the basis. Please remember that not every complaint will be pursued by the Board; some issues fall into the Category of “neighbor-to-neighbor” disputes, and must be resolved between the parties involved.

CRIMINAL ACTIVITY:

Some of you may have seen or heard comments about possible gunfire in Fairlington on Sunday evening, December 6 – there was no gunfire in Fairlington. Noise that some mistook for gunshots was actually related to construction work in Fairlington, and not in the Meadows. There was also concern

about a car chase through the community – this was actually a speeding vehicle on Quaker Lane, which resulted in a hit-and-run at Quaker Lane and Duke Street in Alexandria. Police searched for occupants of the vehicle, who tried to flee, but neither the vehicle nor its occupants entered Fairlington. Other criminal activity in the community has included vehicle break-ins and thefts from those vehicles (all involved unlocked vehicles); a vehicle theft (the keys were left inside the vehicle); and police activity in our Court 14, which turned out to be three truant students wandering through the village. Despite the foregoing, we have been advised that general crime statistics in most categories are down, and that much of what we hear these days is the “magnification” of normal rates of criminal activity fueled by social media. The police continue to advise that the quickest and easiest way to protect your property is to lock your car and remove all items of value such as laptops, iPads, cell phones and loose change. Many thanks to Arlington Police Department Third District Commander Adrienne Quigley for her thorough response to an inquiry on these matters. Arlington Police and Fire Departments do a great job keeping us informed of events of significance in our community.

TRASH AND RECYCLING:

Back in September, a Board member reported that “the amount of wrong items in the (recycling) bins this morning was at an all-time high.” The Board subsequently purchased three new recycling signs, which are intended to remind residents of proper recycling procedures. The signs have been cemented into buckets so the maintenance crew can move them around more easily. On December 15, with the sign right there, someone stuffed one of the recycling bins in Court 8 with bubble wrap – not cool. Someone else kindly removed it so the bin could be used for its intended purpose. Please also remember that construction debris is NOT to be left out for collection by Capitol, during either regular pickup times or for Big Pickup. A couple of months ago, a bathtub was left out for Big Pickup. When the resident whose front door was about ten feet away, and who was working on his bathroom at the time, was asked about it, he denied ownership. Remember, folks – if we all play by the rules, we all win. If you have any questions about recycling, regular trash pick-up, or Big Pickup, please consult the website. Finally, please do not lean items against the court signs, as they are both difficult and expensive to repair if they are knocked over. Thank you for your cooperation.

KUDOS:

We received feedback from several residents after the last Messenger that they enjoyed reading the complimentary emails that the Board received so here are a few more that we are only too happy to share: *(continued on p. 6)*

COURT CHAIR NEWS

NEW COURT CHAIRS:

The husband-and-wife team of Becky Krystal and Josh Goodman will be taking over as Court Chairs in Court 13. Becky and Josh are eight-year residents of Fairlington, as well as lifelong Virginians and graduates of the University of Virginia (“Go ‘Hoos”). They enjoy playing tennis and walking their cute but somewhat mischievous Shih Tzu mixes. Becky is a reporter for the Washington Post and Josh is a policy analyst at the Pew Charitable Trusts. They are looking forward to meeting more of their neighbors as they assume the duties of Court Chairs. Many thanks to Mary Ellen Finigan, who has turned over the reins, but who maintains in her position as 1st Vice President on the Board of Directors.

We also want to welcome Frona Adelson, new Court Chair in Court 5. Frona moved to the Meadows in 1989, and says it was one of her best decisions ever. She purchased a “seriously neglected” one-bedroom, one-bath rental unit, which she has since renovated into two-and-two. A lifelong Virginian, raised in Newport News, Frona is a graduate of Virginia Commonwealth University, where she earned degrees in Social Work. She has been employed as a social worker in various Fairfax County agencies for the past thirty-two years, but sees retirement looming on the horizon. Frona says she is looking forward to giving back to a community that has given her so much. We would like to again acknowledge Liz Pagano, who served in this position, literally, for decades; we’ll miss you, Liz.

One of the duties of the Court Chairs is to deliver the Welcome Packet to new residents. We believe the Welcome Packet could use some “spiffing up,” so if you’re good with that sort of thing, and would like to take a shot at it, please contact Diane Thurber at j.thurber@verizon.net.

It’s Time to Turn off Outdoor Spigots

Four Simple Steps to Turn off Spigots

Preparing outdoor water faucets or spigots for winter is important to help prevent the pipes from freezing and bursting. All outdoor spigots have an indoor safety valve/knob that enables you to drain water that is sitting in the outdoor section of the pipe, thus reducing the likelihood that the pipe will burst if water that is sitting or trapped in the pipe freezes during the frigid winter. Shutting off the water to an outdoor pipe also is helpful if you are replacing a faucet or spigot.

Frozen pipes with water trapped inside can expand to the point that pipes burst, resulting in a gush of water into your unit. Who pays the costs to replace a burst pipe, to clean up the mess, and to replace damaged items within your unit, as well as any insurance deductible under the Association’s master policy? You do! So here are some simple steps you can take to help ensure that’s less likely to happen:

1. Unhook the hoses to your outdoor spigots.
2. Locate the spigot turn-off valve inside your unit. Condominium units typically have a spigot in the front and back of the buildings. The front spigots usually have a turn off valve in the basement, say in a utility closet. The rear spigots usually have a turn off valve somewhere near the rear door of the unit. Most of the valves are either straight handles that are about 4-inches long or they are round metal knobs.
3. Turn off the water flow to the outdoors. If you have a round knob, turn it clockwise. If it is a lever-style valve with a handle, turn it to the “off” position.
4. Go outside and turn on the spigot and leave it on. You will see water trickle out and after a few seconds it will stop flowing. This allows the water that is in the pipe to drain, thus reducing the likelihood that the pipe will freeze. You can leave the spigot turned on until warmer spring temperatures arrive.

For additional protection, some local hardware stores sell special coverings for outdoor spigots to further insulate it from the harsh winter weather. The photo at right shows an outdoor spigot that has been prepared for winter and has a low-cost Styrofoam hood affixed to it that provides additional protection from the harsh winter weather.



- "... what a great maintenance team we have in Craig and Ricky. They... helped ensure that... the job (was) done properly. We're lucky to have them."
 - "My husband and I... have had interactions with Craig Robbins... on several different issues, and he was an absolute pleasure to work with! He responded immediately... diagnosed the problem, and came back soon after, with his assistant Ricky Henderson (to fix things)... " He seems to know everything about everything related to household and grounds maintenance. We are very fortunate to have him."

And here's one for our roofing contractor, on which the Board was cc'd:

- "Just wanted to thank you for the work Katchmark did on my townhouse. All of your crew were excellent. They were efficient, showed up as promised on time and cleaned up very well afterward. I wish your company did inside repairs-I would hire you in a second! Thanks again for taking care of my repairs so well."

Thanks to the individuals who wrote these nice words. These are the kinds of emails that keep us going!

We hope everyone enjoyed the holidays. Happy New Year to all from your Board of Directors.

Respectfully submitted,

John Thurber, Board President

LOST AND FOUND

A child's winter jacket was found in Court 8. A couple of notices were posted, but garnered no response. Please call (703) 998-8723 if you believe it may belong to your child. We would like to get it back to its rightful owner, but if it is not claimed, it will be washed and donated to charity.

Buildings and Grounds Update *by Chuck Edwards and Judy Garth*

The Building & Grounds Committee wishes everyone a safe and happy winter season. The first meeting for 2016 will be in February, and will continue on the first Wednesday of every month. Anyone can contact either Judi (judigarth@comcast.net) or Chuck (c-d@comcast.net) for more information.

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
Jacqueline Maguire, 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