

Meadows Messenger

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Reminder: Firepit safety and care of the common areas

The Meadows does not have rules or regulations on portable fire pit usage by residents. This means that individual residents are responsible for the use of portable firepits and any damage that may occur to buildings, grounds, structures and fences.

Residents are reminded to properly dispose of ashes. These must be drowned with water, broken/crushed into small pieces and may be spread on the ground inside the resident's fence or in flower beds next to the resident's fence. Piles of ashes in common areas are unsightly and may cause a hazard when walking in the grass (especially to animals and human bare feet). Residents should not put ashes in the trash cans.

Under no circumstances are fires to be built on the ground. This kills the grass, kills any insect life in the soil, and sterilizes the soil for decades.

Remember to enjoy the fires safely and responsibly in your patios.



Relaxing of height restrictions in patios during COVID-19 pandemic

Many residents have requested temporary relaxing of the height restrictions on items in patios during the COVID-19 pandemic to allow for exercise equipment and temporary canopies/tents that extend above the fences. The Board of Directors passed a resolution on January 20, 2021 to allow for these types of items. The full resolution is posted on the Meadows website under Documents/Policy Resolutions. The relaxing of the height restrictions are currently in place until 1 October 2021. This date may be modified to an earlier date, or extended by the Meadows Board of Directors, depending on the federal, state or Arlington government's guidelines.

Residents need to notify the Meadows Board of Directors if an item related to this regulation is being installed in the patio area and agree it will be removed or reduced in height once the Covid-19 crisis has abated.

Information available from Board meeting focused on insurance

The February 17 Meadows board meeting was focused on two presentations about the Meadows' master insurance coverage: one about the general requirements for insurance per the Meadows condominium governing documents, the other with additional details about insurance including H06 coverage. Information about the current Meadows Master insurance policy and also about the kind of coverage homeowners and renters should get to protect their property was provided. In order to be able to get more competitive quotes from more insurance companies for the condo association's master policy, the board will be sending out a form asking about information about updates of certain appliances (HVAC and hot water heaters, for example). This expense is a major line item in the Meadows budget. The board is finalizing the form this spring. To watch the board meeting recording and view additional information related to the meeting, visit <https://fairlingtonmeadows.com/issues>.

Playground replacement

After about a year of research, discussions, four detailed renderings, feedback from kids, parents, and residents living next to the playground, the demolition of the old playground started on 4 January 2021. At the end of two weeks the structure platforms, slides, climbers, interactive features and new swing set were in place. The poured-in-place soft surface, replacing the mosquito infested wood chips, is the next phase of the installation. The playground contractor ordered the materials of the poured-in-place soft surface to be ready to take advantage of any warming period during the month of February. The playground footprint is essentially unchanged since the posts of the original structure were used as the basis for the new structure features. The swing set has a smaller footprint utilizing modern structural components and has an ADA compliant swing for infants. A tire climber has been included in the footprint.



The Meadows Board of Directors was hoping for installation during early fall, but Covid-19 impact at the factory and the opportunity to save thousands of dollars on shipping charges pushed the installation to early January rather than later in the year. The Board appreciates the patience of Court 15 residents on the impact to parking during construction. The poured-in-place installation phase will require a shorter, smaller impact to parking to allow for equipment and materials to be moved to the site for this phase. This installation phase is temperature and dryness dependent. The temperature must be above 50 degrees and dry for 3 days for proper curing of the new soft surface materials.

The new playground will be an incredible asset for the community, providing years of safe and fun play for the Meadows youth.

Debris in common areas behind fences

The Board has received several complaints about residents placing unwanted items outside of the fence onto common property. Residents are reminded that the area outside their fence is common property, there for the enjoyment and use of the entire community. It is not a dumping ground for unwanted items – bricks, wood, branches, rocks, construction debris, bags of trash, large pieces of unburned wood from fire pits, piles of dirt from flower pots, dead plants, and old grills are some examples. In looking over historical (hysterical) old Meadows Messengers, this issue is a long standing topic.

The Building & Grounds Committee is considering scheduling a “backyard spring cleaning” day where residents can put out small unwanted items like those mentioned above (except grills and construction debris) to address this issue. Grills can be disposed of at the monthly large trash collection on the first Saturday of each month.



APPENDIX A

THE BYLAWS OF FAIRLINGTON MEADOWS
As amended on July 10, 1975; October 23, 1979; and October 6 and 20, 1981.

ARTICLE I
PLAN OF CONDOMINIUM FAMILY UNIT OWNERSHIP

Section 1. Condominium Family Unit Ownership. The project located at Quaker Lane, South Utah Street, South Stafford Street, and 33rd, 34th, and 35th Streets South, County of Arlington, State of Virginia, known as "FAIRLINGTON MEADOWS," is submitted to the provisions of Chapter 4.1, Title 55, Code of Virginia 1950, as amended (the "Act").

Section 2. Bylaws Applicability. The provisions of these Bylaws are applicable to the project. (The term "Project" as used herein shall include the land.)

Section 3. Personal Application. All present or future co-owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the Project in any manner, are subject to the regulations set forth in these Bylaws and to the Property Maintenance Agreement, attached as Exhibit "C" to the recorded Master Deed.

The mere acquisition or rental of any of the condominium family units (hereinafter referred to as "Family Units") of the Project or the mere act of occupancy of any of said Family Units will signify that these Bylaws and the provisions of the Property Maintenance Agreement are accepted, ratified, and will be complied with.

ARTICLE II
VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES

Section 1. Voting. Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the Family Unit or Family Units in the Master Deed.

Section 2. Majority of Co-Owners. As used in these Bylaws, the term "majority of co-owners" shall mean those co-owners holding more than fifty percent (50%) of the votes in accordance with the percentages assigned in the Master Deed.

Section 3. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of a "majority of co-owners" as defined in Section 2 of this Article shall constitute a quorum.

Section 4. Proxies. Votes may be cast in person or by proxy. Proxies must be filed with the Secretary before the appointed time of each meeting.

ARTICLE VII
RULES OF CONDUCT

Approved by the Board of Directors August 22, 1996

Section 1. Applicability: The following rules apply to all co-owners, renters, members of their households, guests, and all who reside in Fairlington Meadows or use its facilities in any way.

Section 2. Responsibility: Co-owners will be required to pay for any damage to buildings, grounds, recreational facilities, or other common elements caused by the co-owner or his/her tenant, child, guest, pet or contractor.

Section 3. Definitions: For purposes of these rules, "common areas" means the general common elements, and "patios" means the limited common elements, as fully defined in the Master Deed, Article Six, Sections 2 and 3, respectively. The ordinary sense of these terms is:

Common Areas: Lawns, common planting areas, sidewalks, parking courts, swimming pools, tennis courts, basketball court, and hallways in B-buildings.

Patios: The space within the wood privacy fence.

Section 4. Noise and Nuisances:

(a) No person shall make or permit any noise or cause any nuisance that could reasonably be considered to be annoying to the occupants of another unit or do or permit anything to be done which unit or of the common areas.

(b) Sufficient carpeting, rugs, or similar floor coverings shall be maintained on a minimum of 80% of the floor surface (excluding kitchens, closets and bathrooms) in units located over other units in order to adequately reduce transmission of sound between units to the extent reasonably possible.

Section 5. Pets:

(a) Residents may keep a reasonable number of small, non-threatening breeds of animals as pets, but no animals may be kept for breeding or other commercial purposes. In the case of dogs and cats, "reasonable" shall mean that residents of any one unit may keep not more than two dogs or two cats, or one dog and one cat. Residents having pets in excess of this number prior to October 6, 1981, when the Bylaws were last amended, will not be required to dispose of them, but are restricted by this rule in terms of acquiring new pets.

(b) Dogs are permitted in the common areas only when accompanied by an individual who can control the animal, and the animal must be kept on a leash at all times. The person accompanying a dog in the common areas must not allow it to urinate on shrubs or lightposts, and must collect and dispose of all solid waste deposited by the animal; such waste may NOT be placed in the storm sewers, either on property or in the street. Cats are not permitted to roam freely through the village.

(c) The owner of any pet that creates excessive noise for an unreasonable period of time or if the owner is not present shall be given notice by the Board or its agent to cause the problem to be corrected. If the problem is not corrected within a reasonable amount of time, the Board, after affording the animal's owner the right to a hearing, may order the animal permanently removed from the community.

Plans to update the Rules of Conduct and the By-Laws

Did you know the Meadows Rules of Conduct (Appendix A; Article VII) were last updated in August 1996 and the By-Laws were last updated in October 1981? There have been 19 additional regulations added to the Meadows rules since the 1996 Rules of Conduct were approved. Homeowners are expected to read and understand all the By-Laws, the 1996 Rules of Conduct and all 19 regulations.

The 2020-2021 Meadows Board of Directors believes it is time to clean up the documentation, minimize rules, make regulation/guideline discovery user friendly, clarify enforcement policy, and bring HOA documentation and management into the 21st century. The Board formed a working group to do an initial assessment of the By-Laws, Rules of Conduct, Regulations and Guidelines. Current and former members of the Meadows Board and interested co-owners are on the working group. The Meadows attorney has been engaged to ensure any By-Laws and Rules of Conduct changes are legal and enforceable and all documentation is properly recorded. Documentation of the process and procedures for the 1975, 1979 and 1981 By-Laws update have been reviewed. Research and interviews of individuals on the 1995/96 Board of Directors have been conducted.

The Board plans to have several short on-line surveys on various topics being reviewed to get the current co-owners' opinions. These topics include questions on pets, patios, signs, flags, and holiday decorations. Also being considered are questions such as should there be a limit on the number of rental units in the Meadows, should the quorum for the HOA annual meeting be changed to the Virginia state value of 25%, and more. Updating the By-Laws requires 66% approval by all homeowners. The Rules of Conduct are governed by the Board of Directors, as are Regulations and Guidelines and only require Board of Directors approval. Proposed By-Law changes will be presented at an annual meeting. Proposed Rules of Conduct changes will be discussed at monthly board meetings. If you are interested in this topic, please consider attending the monthly board meetings. New documentation will be printed and delivered to all co-owners after the approval of all the changes in the Rules of Conduct and By-Laws. All documents will also be posted on the Meadows website.

Painting in courts 3, 14 and 15 to occur this year

This year's painting cycle will cover courts 3, 14 and 15. Court painting cycles are posted under the FAQ section on the Meadows web page and incorporated into the Meadows Capital Project Plan on the documents page of the Meadows website. Doors and trim are painted on a revolving schedule so that each court is painted every four years.

Surfaces to be painted include eaves, cornice, soffits, rakes, dormers, porticos, rear porch overhangs, front doors and frames, window sashes and frames, house numbers, window well grate covers and interior vertical surfaces. The contractor also identifies wood (window sills, porch woodwork, soffits, dormer) that is rotting for replacement prior to painting. March or April is the target timeframe for this project.

Notices will be provided to residents before the start of painting on their courts. Residents are reminded to remove storm windows if you have wood grids in your windows, unlock your patio gates and move any items in your patio out of the way of the painters.



New roofs coming in courts 8 and 10

The Meadows Board of Directors had all 57 roofs assessed during the summer of 2020. Eight roofs were identified as needing replacement as soon as possible. The two in most need of repair are in courts 8 and 10. The remaining six are prioritized for next replacement and are being monitored and maintained until they can be replaced in coming near term years.

The Board was fortunate to begin researching and deciding on replacing the two roofs in late 2020 as there is now a shortage in roofing materials with the waiting period for roofing materials now at 4-5 months. In court 10, February 2nd marked the delivery of materials and dumpster placement, with removal of the old roof commencing by mid-February. Work will begin on the court 8 roof once the court 10 building is nearing completion. Fun fact: More than 10,000 individual pieces of slate are required to replace the entire roof in court 10.



Six other Meadows roofs were identified as having exceptional good quality slate (slate that will outlast the buildings) and will only require the flashing and snowbirds to be replaced. These will be refurbished as financial situations allow. In the past two decades, 22 of the buildings have already received replacement roofs. The roofs of the remaining 21 buildings are being maintained and are not in need of immediate replacement. The slate can easily last another 25-50 years with regular maintenance. These will be replaced as needed and financial situations allow.

New environmentally friendly pole lights planned for pool

Fairlington Meadows is continuing its efforts to be environmentally conscious and is doing its part to reduce the light pollution that makes it so difficult to see the stars! At the request of the Board, the Buildings & Grounds Committee has made recommendations for new pole lights to replace the aging fixtures in the pool area, for which replacement parts can no longer be obtained.

The B&G Committee recommended two models that meet the standards of the International Dark Sky Association. Such fixtures use energy-efficient (and thus also cost-efficient) LED lamps. They are also designed to house the lamp up within a fully shaded top section of the light fixture, thereby directing the light downwards and out into a cone shape. As a result, the fixture directs light downwards where it is needed for safe passage, but reduces glare at eye level and reduces the amount of unwanted light that shines elsewhere, such as into people's homes.

Light pollution can interfere with environmental health. Birds that hunt or migrate by starlight or moonlight can be disoriented by the unnatural glow that surrounds cities, and drawn off course. Artificial lights can also change insect behavior, and declining insect populations can alter entire food webs. Human beings who are exposed to artificial lights at night can experience disruption to their circadian rhythms and sleep cycles.

Fairlington Meadows may also be able to use smaller sizes of the same kinds of fixtures when it comes time to replace the sidewalk light poles. The designs that were recommended were simple, Colonial-style square fixtures that would blend aesthetically with the architecture of the buildings, and it was also recommended that warmer color lamps be used to minimize the shorter-wavelength (blue-violet) light emitted. The Board will make the final selection from the two recommended possibilities provided by B&G, taking style, cost and cost to maintain into account.

About snow and ice removal around the Meadows

After two years with nary a major snow event, as of February 14, the Meadows snow removal contractor, Cutter, has been to the property for three different events and has de-iced the parking lots, removed snow and de-iced the sidewalk, with the de-icing of the sidewalks occurring at 3:00 a.m. on February 14 following the ice storm. The contractor treats the parking lots prior to snow and ice events, and per county ordinance, works to complete ice and snow removal from the miles of sidewalk within 24 hours of the end of a storm.

Community Directory

For the most up-to-date information:

fairlingtonmeadows.com

Board of Directors

Joseph Spytek, President
Frona Adelson, Vice President
Erica Brown, Co-secretary
Caroline Trupp-Gil, Co-secretary
Nick Slabinski, 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 Wee Abraham.

Property Management

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Towing Requests

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