



December 2009 Newsletter

Fairlington, A National Register and Virginia Landmarks Historic District
www.Fairlington.org/ArborIndex.htm

BOARD OF DIRECTORS UPDATES

VP Community Affairs: Residents are reminded that many units share common plumbing and that waste water from all units flows into common sewer laterals. To prevent costly clogs and back-ups, please do not put anything other than water and human waste into our sewage system.

VP Grounds: The current landscaping contractor has presented a three-year contract extension proposal. Two additional bids have been received and the Board of Directors is expected to vote in December.

VP Finance: Everyone should have received their updated assessment notice from CFM for the new fiscal year that started on November 1st. For those paying by mail - did you know that the Arbor incurs higher costs for check payments? The Arbor must pay for both the cost of printing coupon books and envelopes, as well as, higher reconciliation fees to balance our books with the bank! Please consider switching to electronic payments and help keep the Arbor's monthly assessments the lowest in Fairlington! If you didn't get an updated assessment notice or wish to switch to electronic payments, please contact CFM at 703-941-0818.

VP Buildings: B-unit residents are reminded that both upstairs and downstairs hallways are to be kept clear of personal items at all times. The basements and attics must also be free of personal articles.

TENNIS COURTS

The Board of Directors recently considered a request to allow alternate uses of the tennis courts. This request was taken seriously and considered carefully and was the reason a survey of owners and residents was conducted. In the end, the Board voted 4-1 against approving this change. As such, all non-tennis uses of the tennis courts are prohibited.

PLUMBING ISSUES

If you have an emergency sewer backup, call All Plumbing at 703-525-7973 and identify yourself as a Fairlington Arbor resident. Also, please ask for the hydro-jet, as it is the safest equipment to use on our relined sewer laterals. As a reminder, the home owner or resident is responsible for all charges incurred.

PREVENT CLOGS AND BACKUPS

Let's work together to prevent clogged drains and backedup sewers by following this tips published in the Nov-Dec Arlington County Citizen Newsletter.

- Do not pour fat, oil or grease down sink drains or garbage disposals. Do not use hot water to rinse grease off cookware or dishes.
- Pour or scrape grease or oily food waste from dishes and pans into a metal can. Allow grease to solidify before throwing it in the trash.
- Use a paper towel to wipe grease off pans before washing.
- Put used cooking oil in a sealable container before throwing it in the trash.
- Keep drains clean by pouring ½ cup baking soda down the drain followed by ½ cup vinegar. Wait 10 to 15 minutes and then rinse with hot water.

In addition to those tips, please remember that the following should not be put through the garbage disposal: rice, celery, onions, pulpy fruits, pasta, coffee grounds, corn husks, potato peels, shrimp shells, etc. Similarly, please avoid flushing tampons, sanitary napkins, condoms, large wads of toilet paper, disposable diapers, baby wipes, napkins, tissues, dental floss, or pet waste and litter.

WINTERIZE YOUR UNIT

To prevent pipes from freezing or breaking, remember to turn off your outside faucets from inside your unit. The shut-off valve for the backyard faucet is under the kitchen sink and the shut-off valve for the front faucet is in the basement next to the water heater. After turning off the valves, open the faucets so that any water in the pipes can drain out. Don't forget to ensure your windows seal properly when closed, have your heating unit checked, and take any other winterizing measures!

THE HOLIDAY SEASON

If you will be traveling for the holidays, please be sure to leave your car keys with a neighbor or friend and alert Facilities Manager, Steve Kirkpatrick. This could save an unpleasant surprise if there is an emergency, a tree down, or a sewer issue. It also recommended you stop delivery or your newspaper or ask a neighbor to pick up your deliveries, so your absence is not immediately evident to potential burglars.

FAIRLINGTON ARBOR IS ONLINE

Website. www.fairlington.org/arbordocuments.htm

The site is filled with information, including Board of Director meeting minutes, bylaws, policies, and more!

E-Alerts. Sign up at:

www.fairlington.org/arborindex.htm

You will receive a confirmation email, which you must respond to in order to begin receiving email updates.

The service is free, email addresses will not be shared or sold, and you can unsubscribe at anytime.

ON-SITE OFFICE

3472 A-1 South Utah Street

Hours: Monday-Friday, 7:30am-3:00pm

Phone: 703-671-1575

Please use the rear entrance, off the pool service road.

Parking on the pad and drive is limited to the facility manager and the CFM manager or his designated representative.

GENERAL INFORMATION

Trash pickup. Monday thru Saturday, except Thanksgiving Day and Christmas Day. Put securely tied bags out between 6:00am and 8:00am on the day of pickup. Do not place trash outside the night before as it attracts rodents and other animals.

Large items. Regularly scheduled pickup is on the 1st Saturday of the month. Please keep our property respectable and do not place items outside at other times.

Recycling. Receptacles for mixed glass, plastics (numbered 1-7), and cans (aluminum and steel) are put out on Tuesdays and collected on Wednesdays. Newspapers, mixed paper, catalogs, magazines, and junk mail should be securely tied with string or placed in paper bags. Corrugated boxes must be broken down and placed besides the receptacles.

UPCOMING BOARD MEETING

Tuesday, December 22, 2009 – 7:00pm

Arbor Unit 3472 A-1 S Utah Street

All homeowners and residents welcome.

To speak before the Board during the homeowner forum, please call Steve Kirkpatrick, Facilities Manager, or Mike Maloney, CFM Manager, no later than Friday, December 18, 2009. When attending the meeting please enter through the back door.

BOARD of DIRECTORS

President	
Robert Ingulli	703-671-0350
Treasurer	
James Moser	703-998-5632
VP Community Affairs	
Rachael Robinson	703-850-8560
VP Buildings	
Terry Ruth	1-941-539-6440
VP Grounds	
Cindy Atwood	703-625-1584

ARBOR STAFF

Facilities Manager	
Steve Kirkpatrick	703-671-1575
CFM Manager	
Mike Maloney	703-941-0818

EMERGENCIES

After Hours Emergencies, call the Arbor office at 202-966-2021 or 703-941-0818

If you have an emergency sewer backup, call All Plumbing at 703-525-7973 and identify yourself as a Fairlington Arbor resident. The home owner or resident is responsible for all charges incurred.

For unscheduled interruption of water supply, call Arlington County Water at 703-228-6555.

NEWSLETTER

Editor, Rachael Robinson	703-850-8560
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OTHER USEFUL NUMBERS

A-1 Towing	703-416-0710
Abandoned Vehicles	703-358-4144
Animal Warden	703-931-9241
Arlington County Police	
Non-Emergency	703-558-2222
Virginia Power	888-667-3000
Fairlington Historic District	www.fairlington.org
Arlington County Virginia	www.arlingtonva.us

Fairlington Arbor Condominium, Inc.
3472 A-1 South Utah Street
Arlington, VA 22206