

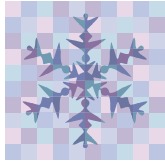


January 2010 Newsletter

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

BOARD OF DIRECTORS UPDATES

VP Community Affairs: The Arbor recently experienced a record snowfall. While things ran smoothly for the most part, please follow these tips should we experience additional snow this winter:



- Park your vehicle within the confines of your space. Pulling too far forward makes it difficult for the staff to effectively clear the sidewalk.
- Help your neighbors and the County fire and rescue force by shoveling around fire hydrants and not blocking fire lines.
- During significant snowfall, avoid putting trash out front as it is not always possible to clear all walkways prior to pickup time.

VP Grounds: Arbor residents are reminded that large item trash pick-up occurs only on the first Saturday of each month - the next date for large item pick-up is **Saturday, January 2, 2010**. Items may be placed alongside the curb on **Friday, January 1st after 5:00 PM**.

VP Finance: Residents are reminded that the monthly condo assessment increased on November 1st. The Arbor incurs higher costs when owners pay by check, rather than using automatic electronic deduction service. Please consider switching to electronic payments to help keep the Arbor's monthly assessments the lowest in Fairlington. **If you wish to switch to electronic payments, please contact CFM at 703-941-0818.**

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. Also, don't forget to ensure your windows seal properly when closed, have your heating unit checked, and take any other necessary winterizing measures!

COMMUNITY MANAGEMENT

The Arbor is currently managed by CFM. Our contract with CFM expires in April 2010. As the contract has not been competitively bid since 1996, the Board is seeking three volunteers to assist the Board in reviewing the current contract with CFM, drafting a proposal to solicit bids, requesting bids from management companies, reviewing bids received, and providing information to the Board of Directors. Owners interested in volunteering for this opportunity should contact Robert Ingulli at 703-671-0350.

THE ARBOR BOARD



Two of the five positions on the Arbor Board of Directors will be up for re-election in May 2010. Any owner is welcome to run for a Board position. Owners run to be a member of the Board, not to fill a specific position. Once the elections are finalized, the Board meets and determines who will fill which of the five positions – President, VP Finance, VP Community Affairs, VP Buildings, and VP Grounds. For more information or to submit your name for candidacy, please contact Facilities Manager, Stephen Kirkpatrick at 703-671-1575.

ARBOR ALERTS

When the Arbor Board of Directors would like to quickly connect with the community, we use the Arbor Alerts email system. It is frequently used to provide updates on election meetings, budget sessions, snow removal, etc. To sign-up, visit www.fairlington.org/arborindex.htm. You must respond to the confirmation email to begin to receive Arbor Alerts. The email address you use to register will receive alerts sent by the Arbor, but nothing else. The service is free, your information is not sold, and you can unsubscribe at any time.

CHRISTMAS TREES



Trash pick-up of trees will occur. Trees must be taken to the curb of the street for pickup. Please do not leave trees outside your front door with items left for regular trash pick-up.

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, January 26, 2010 – 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, January 22, 2010. 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

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