

Fairlington Arbor MEMO

Fairlington — a National Register and Virginia Landmarks Historic District

June 2002

BOARD MEETING

Tuesday, June 25, 2002 at 7:00 PM in the Arbor Unit at 3472 A-1 S. Utah St. All homeowners and renters are welcome. To speak at Homeowner Forum, please call David Pollard, facilities manager, or Mike Maloney, community manager, five days in advance of meeting.

ONSITE OFFICE

Address: 3472 A-1 S. Utah Street. **Phone:** 671-1575

Hours: Monday – Friday, 7:30 AM – 3 PM.

Access: All access to the office is through the back entrance off the pool service road.

GENERAL INFO

Trash Pickup: Monday - Saturday except Federal holidays. Put securely tied bags out between 6:00 AM and 8:00 AM on the day of the pickup.

Large Items: Regularly scheduled pickup on the first Saturday of the month.

Recycling: Receptacles for mixed glass, plastics (*HDPE 1 & 2 only*), and cans (aluminum, steel) are put out on Tuesdays and collected on Wednesdays. Newspapers (tied with string or in paper bags, not plastic) and broken down cardboard may be left beside the receptacles.

Mixed paper (junk mail, office paper, envelopes, etc.), catalogs, and magazines are accepted at the County Recycling Center, Four Mile Run at Columbia Pike.

ARBOR INSURANCE PREMIUM AND DEDUCTIBLE TO INCREASE IN JULY

Mike Maloney, CFM, reports that the Arbor's Master Insurance coverage will have an increase in the deductible from \$2,500 to \$5,000 in July, and that the premium will increase anywhere from 30% to 40%. These increases are a direct result of the huge losses faced by the insurance industry on September 11, and the industry's focus on future implications. Also, in our case there have been more homeowner claims for sewer backups against the policy this year. Our current insurance policy covers the clean up, basic sanitization, and replacing either the carpet or the vinyl tiles. It does NOT cover replacing any personal property (clothes, furniture, books, etc.) that might be damaged or destroyed by the sewage.

As mentioned in last month's newsletter, **all homeowners and renters are strongly encouraged to obtain their own personal insurance, including sewer backup coverage. With the increase in the deductible to \$5000 that means that only covered damage over that amount would be reimbursed by the Arbor condominium insurance. The homeowner is responsible for paying the deductible.** Homeowners with proper insurance coverage can submit the deductible costs to their own insurance carrier. Their carrier should reimburse

them minus their own deductible.

TRASH AREA TO BE FENCED IN

The bulk refuse area adjoining the service road has outgrown its shed and has become something of an eyesore. In recent annual meetings residents have requested that the area be enclosed for safety and aesthetic reasons.

After discussion, the Board and David Pollard stated that the old shed should be removed and several adjacent pine trees will have to come down in order to have a larger fenced-in section for the refuse. The fence will be compatible with the type of wood fences in the Arbor.

When originally built the shed served the amount of work done and the trash generated. Now the quantity and type of trash has increased, unfortunately. David stated that a cement slab needed to be poured, a fence installed, and then a small shed built inside the fence. He and his assistants will be able to do most of the labor required. The cement work needs to be done by industry professionals. The project will be undertaken this summer.

POOL OPENS SUMMER SEASON

The pool opened on Memorial Day weekend to a brave group of swimmers who got in the water despite the cool temperatures. Keeping track of the swimmers are our lifeguards, and the Arbor wants to welcome them to the community.

Eliot Kriviski returns this year as pool manager and lifeguard. Eliot grew up in the Baileys Crossroads area, and will be a sophomore at Virginia Tech. He says he likes the "3 R's"—reading, writing, and rugby.

Kristin Drustrup is a lifeguard from Boiling Springs, PA—which, for Redskins' fans, is near Carlisle, PA, the summer camp for the football team. Kristin has lifeguarded for 3 years in Pennsylvania. She is also a sophomore at Virginia Tech.

The award for coming the farthest distance to the Arbor pool goes to Stanislav Nikolov who is from Bulgaria and who has been in the USA for one week. He is a substitute guard here for several weeks on his 5-month cultural exchange program, sponsored by CENET. At home he is a law student.

In mid June when other schools are closed, we will have an assistant manager and a substitute guard.

TENNIS COURTS ALMOST FINISHED

The new sod looks great, 2 new sidewalks and 2 benches have been installed. Holes have been dug for the

zelkovia trees and crape myrtle shrubs that will be planted very soon around the 2 tennis courts near 34th Street. The contractor who will resurface our 3 tennis courts will be here in early June. The rain days have pushed the resurfacing date back a bit. The resurface work will take one week to complete. The fence will then be installed. And then the tennis players can take to the courts.

POOL PARTIES/BARBEQUES SET

June 22 and August 24 are the dates for our annual pool party/barbeques. The Arbor furnishes the soft drinks, hot dogs, condiments, chips, and paper products. Residents bring deserts, salads, appetizers, and other side dishes. Mark your calendars for an opportunity to socialize with your neighbors in the Arbor.

YOU MUST LEASH YOUR DOG! IT IS THE LAW OF ARLINGTON COUNTY, AND THE POLICY OF THE ARBOR CONDOMINIUM

Yes, that means you with the cute tiny dog, and you with the big friendly dog. Warm weather means everyone wants to enjoy it-- even toddlers who may be frightened and knocked down by dogs running free. And dogs running free through flower beds are not a good thing.

Even though you know your dog is loveable and perfect, please be aware that not everyone may subscribe to your viewpoint. Please be considerate of your neighbors, and obey the law.

.....**BOARD OF DIRECTORS**

- President** Pat Schoen 703-379-8671
- Treasurer** Tom McQuillan 703-578-4869
- VP Buildings** Marilyn Beck 703-931-4387
- VP Community Affairs** Jincy Boerner 703-845-5531
- VP Grounds** Geoff Thomas 703-671-5874

.....**ARBOR STAFF**

- Facilities Manager** David Pollard 703-671-1575
- Emergency Calls** (after hours) 703-799-2959
or 703-941-0818
- CFM Manager** Mike Maloney 301-294-0094

.....**NEWSLETTER**

- Editor** Jincy Boerner 703-845-5531

.....**USEFUL INFO**

- A-1 Towing** 703-416-0710
- Abandoned Vehicles** (voicemail) 703-358-4144
- Animal Warden** 703-931-9241
- Arlington County Police** 703-558-2222
- Virginia Power** (power out) 703-934-9660
- Fairlington Historic District** <http://www.fairlington.org>

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FAIRLINGTON ARBOR CONDOMINIUM, INC.
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