

Fairlington Arbor MEMO

Fairlington — a National Register and Virginia Landmarks Historic District

May 2002

BOARD MEETING

Tuesday, May 28, 2002 at 7:00 PM in the Arbor Unit at 3472 A-1 S. Utah St. All homeowners and renters are welcome. To speak before the Board during Homeowner Forum, please call David Pollard, facilities manager, or Mike Maloney, community manager, five days in advance of the Board 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 at curb on the first Saturday of the month.

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

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

WEST NILE VIRUS ALERT

The *Washington Post* reports that 2 dead crows have tested positive for the mosquito-borne West Nile Virus this month. One crow was found in Fairfax County and one in Arlington. Health officials say that the best way to avoid infection is to get rid of all standing water (bird baths, fountains, containers, etc.) because that provides a breeding ground for mosquitoes. And use mosquito repellent to avoid being bitten by the insect.

POOL OPENS SATURDAY, MAY 25

Memorial Day weekend will usher in the pool season. Weekend hours for the pool are from 10:30am—9:00pm (this includes holidays) and weekdays from 1:00pm—9:00pm while school is in session.

CHANGE IN POOL RULES

Please note the attached 2002 Pool Rules and Regulations. The Pool Committee recommended a change in the rules governing private pool parties, and the Board approved the changes.

Under the section “Identification and Guest Rules” item #5 states the new procedures and requirements for private pool parties.

ANNUAL ELECTION MEETING UPDATE

At the Annual Arbor Election Meeting on April 25 at the Community Center, Marilyn Beck was elected and Jincy Boerner was re-elected to 3-year terms from a field of 6 candidates. The other candidates included Daria Besch, Christine Bialek, Sue Haenig, and Al Keaton. The community was represented either in person or by proxy at 48% (34% is required to establish quorum).

During officer’s reports, outgoing Board member and Vice President, Buildings, Gus Wescott stated that outside painting was taking place in Court 3, and that Courts 1, 2, 10 and 12 will also be painted this year.

Geoff Thomas, Vice President, Grounds, stated that excavation has been completed on the 2 tennis courts, and one sidewalk has been installed, and the outdoor lights have been moved close to the sidewalk. We are waiting for sod to be delivered and installed, but the welcome rain has kept postponing the sod work. The resurfacing of the 2 remaining courts and the 1 court near King Street will be done in May when the weather is consistently above 70 degrees. After the resurfacing, the fencing will be installed, and landscaping will begin. Zelkovia trees and Crepe Myrtle will be planted.

Pat Schoen reported that we will have our 2 annual pool parties, one in June and one in August. Exact dates will be determined later. And the pool will close on Labor Day with our ever popular DOG SWIM.

Tom McQuillan, Treasurer, detailed the favorable results of the annual audit by Anne Plante, of Singleton and Bardowski. Tom reported that, as of close of business on March 31, 2002, the Arbor has total assets of approximately \$1,988,000.

The Board thanked Christine and Geoff Thomas for catering the meeting. As usual, the food was delicious.

The winner of the drawing for one month’s free condo fee was Gerald Lechliter.

THANK YOU, GUS!

The Board wants to express its appreciation to outgoing Board member Gus Wescott. During his 2 terms in office Gus served as President, Treasurer, and Vice President of Buildings. Gus will continue to serve the Arbor by joining the Finance Committee. His knowledge of the community, its buildings and grounds, and the associated costs of maintaining them will be a helpful addition to the deliberations of the committee.

WARM WEATHER TIPS

- **NOISE:** Now that the weather is getting warm and windows are being opened, please remember to keep your voice and electronic noise levels within reasonable limits. Patio sounds carry far--especially in the evenings.
- **PETS:** Please pick up after your pets. Animal waste is a health hazard. And remember that the law says dogs must be on a leash when outside. And at least two Arbor residents put a leash on their cats when they take them outside. Thank you for your consideration!
- **PARKING:** Not just for warm weather, but be aware that cars can and will be towed for tandem parking (one car directly behind another), blocking another car, parking in fire lanes, and parking on sidewalks or grassy areas.
- **PLANTS:** The Arbor encourages residents to plant annuals in the bed outside your unit. Remember that it is your responsibility to clear the beds of dead annuals when the growing season is over. And there are some plants that **are prohibited in the Arbor because they are invasive and will spread far and wide.** The prohibited plants include: all varieties of bamboo, mint (except in containers), Virginia Creeper, ivy, Bishop's Ground Cover, and Miscanthus Grass (except in containers).

HOMEOWNER/RENTER INSURANCE

Are you aware that the majority of the sewer pipes throughout Fairlington are terra cotta pipes that were installed in the early 1940's? That is 60 years ago. These pipes are almost antiques. You have probably driven over the temporary plastic piping that Arlington County has laid so that they can clean and reinforce some of these old pipes.

The Fairlington condo associations routinely remind their residents **NOT TO THROW SUCH ITEMS** as tampons, sanitary napkins, disposable diapers, or paper towels down the toilet. These items will most certainly clog your plumbing or your neighbor's, and they could cause (and have caused) sewer backups in your unit or your neighbors. Other causes of sewer backups are tree roots, and just the breaking of the old terra cotta pipe itself.

Another important piece of the plumbing situation in Fairlington is your homeowner or renter insurance coverage. It is absolutely devastating and disgusting for a homeowner to have a raw sewage backup in their basement. But it has happened here— several times a year. And it will happen in the future. But to have that occur, and then not have sufficient insurance coverage just compounds someone's misery. The Arbor Master Insurance Policy will cover sewer backups (the cleanup, basic sanitization, and replacing either the carpet or the tiles). There is a \$2,500 deductible this year. The deductible is

paid by the homeowner. Your insurance coverage should cover most of the deductible, with probably your own carrier's deductible for your claim. The Arbor policy will **NOT** cover any of your personal items (such as luggage, furniture, clothing, etc.) that might be damaged or destroyed by the sewage. The Arbor strongly encourages all homeowners and renters to review their personal insurance coverage to be sure you have sufficient coverage. You can purchase sewer backup coverage as an addition to your homeowners/renters policy.

Also, the Arbor Master Insurance Policy does **NOT** cover any problems with the clean water lines in your unit or problems with the water heater.

.....**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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