



November 2009 Newsletter

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

BOARD OF DIRECTORS UPDATES

VP Community Affairs: A recent collapse of the Arlington County portion of a sewer lateral caused a sewage backup affecting numerous Arbor residents and causing damage to several units. Since such backups are a reality and could impact any unit, unit owners are reminded of the value of purchasing a condominium insurance policy, which includes a sewage backup rider. All residents (including renters) should also consider obtaining an insurance policy for their personal possessions.

VP Grounds: The current landscaping contractor has presented a three-year contract extension proposal. It is being reviewed to consider an option for pruning and the possibility of substituting a soil enhancer in place of herbicide on a trial basis. Additional bids are being sought for comparison. The tree survey completed last year will be updated and acted upon.

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, November 7, 2009**. Items may be placed alongside the curb on **Friday, November 6th after 5:00 PM**.

If you have any interest in gardening or just playing in the dirt, think about joining the Green Thumbs. For more information, please contact Cindy Atwood at ccatwood@earthlink.net. We welcome any and all residents.

VP Finance: Increased monthly assessments begin on November 1, 2009. Collections continue to be very timely – thanks to all owners for paying your dues on time! Operating and Reserve accounts remain on budget with one month to go in our fiscal year.

VP Buildings: The roof replacement for 4418-4428 South 36th Street will be put out for bid with work expected to commence in the spring. Each B-unit resident should have a key to the basement door in their building. If not, renters should contact their landlords and owners should contact Facilities Manager, Steve Kirkpatrick at the Arbor office. Main water shut-off valves for each unit are located in the basement ceiling. According to Arlington County regulations, both upstairs and downstairs hallways are to be kept clear of personal items at all times.

THE BRILLIANT FALL

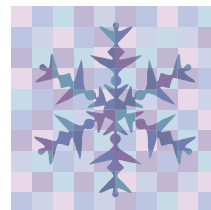


This year we are enjoying one of the most colorful falls in a long time. Our landscaping company does large pickups of leaves outside our fences, but the inside yards are our responsibility. Please be sure to clear your backyard, so the Arbor staff will be able to keep the gutters clear of leaves and debris. If you notice your gutters are blocked, please inform Facilities Manager, Steve Kirkpatrick, as soon as possible at 703-671-1575.

DAYLIGHT HOURS ARE SHORTER WITH THE APPROACHING WINTER

Please be cautious when entering or exiting courtyards. Children and residents enjoying the fall weather and walking their dogs are not as easily seen in the dark. Reflective clothing, shoes, and dog collars will help to keep us all in clear sight.

WINTERIZE YOUR UNIT



As the temperature drops, it is time to winterize your home. 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. It is also a good time to make sure your windows seal properly when closed and to have your heating unit checked to be sure it is in tip-top shape before the cold weather arrives.

THE HOLIDAYS ARE JUST AROUND THE CORNER

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.

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, November 24, 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, November 20, 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, Cindy Atwood	703-625-1584
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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