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# Fairlington Commons Newsletter

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3367 S. Wakefield Street, Arlington, VA 22206

June 2004

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## Summer Swimming Season is Here!

On Saturday, May 29th, the Fairlington Commons Swimming Pool opened for the summer. Once again this year, the award for the first official swimmer in the water goes to Jane Shepard's daughter Katharine, who took the plunge within minutes of the pool opening even though it was a chilly opening day.

The primary lifeguard this summer is Ondrej Karel. Ondrej is from Mesice U Prahy in the Czech Republic, a village approximately two kilometers northeast of Prague. He is participating in the summer work/travel program conducted by the U.S. Information Agency, and is pursuing a Bachelor's degree in Justice. A second lifeguard will join Ondrej with the beginning of full-time operation on Saturday, June 19th. Both are employed by High Sierra Pools, an Arlington company hired by the Commons to operate our pool this season.

Residents who completed an application for a Recreation (Pool) Pass may pick up their passes at the pool. Passes will be mailed to persons who applied after the initial application period. If you have recently moved into the Commons – Recreation Pass Applications are available at the pool.

Successful opening and operation of our pool is a team effort, and the Board of Directors would like to say "Thank You" to everyone who contributed, including Bob Schuster for the flowers and flags, John Healy for painting and pressure washing the pool house and deck, Billy Anderson for setting up the fresh water system and bathrooms, Marsha Murphy Accounting for the recreation passes, Harry Tran for maintaining the lights, High Sierra Pools supervisor Michal Kalousek and crew for a great job of preparing our pool for operation, and Commons Pool Manager Bernie Weaver for coordinating the efforts of all of our contractors and for the myriad of repairs necessary to ensure a successful 2004 swimming season.

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## Spring Community Day A Success

Fairlington Commons Co-Owners and Residents enjoyed the First Annual Community Day on Saturday, May 8. This event, timed to coincide with Arlington County's Annual Community Day, was an opportunity for more than thirty-five neighbors to come together to get to know each other and to talk with Members of the Board of Directors about maintenance issues and other items of concern to the community. Board Member Wayne Winterling noted that the "combination of good food cooked by Bob Schuster and homemade

egg rolls from Harry Tran's wife as well as enjoyable conversation provided an easy forum for residents to talk through their issues." Those in attendance were shown the new doggie depot and had an opportunity to also meet some of the contractors who serve the Commons. These types of events will be planned throughout the Summer to bring everyone together around the pool area. The Board has acted on most requests that arose during this event and looks forward to meeting new neighbors in the future.

## Spotlight on the Community

### Mildred Kroll

On Monday, May 17, 2004, Mildred Kroll passed away. Mildred and her husband Joseph were original Co-Owners in the Commons dating back to the time before the 1970s conversion. Mildred and Joseph had children, grandchildren and even great-grandchildren. Mildred's smile and her words of wisdom were shared with neighbors as recently as the Community Day and everyone will certainly miss her. Please join in wishing her husband and family all the best during this difficult time.

### Playground Issues

As was noted previously, the demographics in the Commons have started to change.

As a result, there are more children in the Commons than recent times have seen. The Board has been listening to concerns voiced by parents over the shape of the tot lot located in the Circle of Excellence. Since the tot lot is a required part of the community according to the Master Deed, efforts are being undertaken to determine how to best serve the community with the tot lot.

The playground committee is slowly forming and will have its first meeting later this Summer. The focus of the committee will be to come up with budget recommendations for how to possibly renovate or best use this facility. Updates will be published in this newsletter in the future.

### Doggie Depots In Use

The three doggie depots have been installed and are definitely in use. The Board has arranged to have the depots emptied on Tuesdays and Fridays and hopes that this small step helps to alleviate a big sanitation problem throughout the Community. The depots are located by the pool, catty-corner from the tennis court, and by the lower Utah parking lot.

### Calling All Bakers

The GREAT AMERICAN BAKE SALE™ needs you!

All proceeds raised will go to Share Our Strength to fight childhood hunger in America. This event is sponsored nationally by Share Our Strength and *Parade Magazine* with the co-sponsorship of ABC TV, Betty Crocker, Tyson, and Reynolds Inc.

Fairlington Commons will host a local version of this event with the second annual Great American Bake Sale™ to take place in conjunction with July 4<sup>th</sup> activities in Fairlington. Please support this community event by preparing *home baked* treats to be sold. Last year we raised almost \$500. This year with your help, the Commons can raise even more!

- Where: The parking lot adjacent to the Fairlington fire station on S. Abingdon St.
- When: Sunday, July 4<sup>th</sup> 2004 8-9am. delivery of goodies. Sale to begin at 9am.
- What: Cookies, brownies, muffins, loaf cakes, pies, (please no frosting or fillings).

Together the whole community can help end childhood hunger in the neighborhood and across America. *Each brownie will make a difference!*

For more info, please go to [www.greatamericanbakesake.org](http://www.greatamericanbakesake.org) or call Cathy Malin (703) 931-9260. Volunteers are very much needed for the sale.

### Community Watch Volunteers Needed

If you are interested in being a part of the Community Watch program, please contact Board Member Hugh Baumgardner as soon as possible.

If you have any news or announcements for the Commons, please send your items to [fairlington\\_commons\\_pres@hotmail.com](mailto:fairlington_commons_pres@hotmail.com).

## Commons Updates

### Your Co-Owner Fees at Work

As most people have noticed, there has been a lot of activity throughout the Commons in the past couple of months. The 2004 painting cycle began and will continue throughout the Summer (see March 2004 newsletter) and three decks are in various stages of being replaced because of safety considerations. Sidewalks have been repaired and roofs have been patched. It has been a busy Spring and the pace will continue. The Commons Board has been working to address all the maintenance needs that arise while also working on beautifying the common elements and working with Co-Owners and Residents to achieve many of these goals.

The Board has also been working to be more responsive to resident concerns. If requests are sent via e-mail, then that request will be acted upon within a few days. If requests are dropped in the mailbox at the pool, they will also be addressed quickly. In order to be more responsive, the Board has also engaged Patrick Healy to address more of the small-medium maintenance concerns around the community in a more timely fashion. His contact information is listed at the end of this newsletter and you will know he has been to your home as he will leave a business card for the "European Handyman."

Since the last newsletter, here is a list of repairs and maintenance either completed or currently in progress:

Address	Problem	Action Taken
3232 S. Utah St.	Fence Loose	Stabilize Fence
3260 S. Utah St.	Gutters Leaking	Gutter Cleaned and Adjusted
3274 S. Utah St.	Gate Stuck and Deck Boards Coming Up	Gate Adjusted and Deck to be Secured
3304A and B S. Wakefield St.	Gates Stuck and Loose Slate on Roof	Gates and Roof Slate Adjusted
3306B S. Wakefield St.	Front Gutters Full of Leaves/Debris - Leaking into Window Well	Remove Debris, Check Basement for Leaks
3320A and B S. Wakefield St.	Final Repairs to Exterior from Underpinning	Perform Major Punch List Items
3321B S. Wakefield St.	Fence Loose and Gate Stuck	Adjust Gate and Stabilize Fence
3326 S. Wakefield St.	Common Sewer Stack Pipe Cracked	Pipe Repaired/Claim with Insurance
3330B S. Wakefield St.	Fence Loose	Fence Stabilized
3337B S. 34th St.	Back Fence Missing a Plank	Replace Plank
3339 S. Wakefield St.	Loose Slate on Roof and Wooden Back Step Rotting	Roof Slate and Wooden Step Replaced
3346B1 S. Wakefield St.	Birds Living in Dormer	Remove Birds and Repair Hole
3349A and B S. Wakefield St.	Loose Slate on Roof	Roof Slate Replaced
3349B S. Wakefield	Post on Front Portico is Loose	Repair/Replace Post
3355A and B S. Wakefield St.	Loose Slate on Roofs and Fence Loose	Roof Slate Replaced and Fence Stabilized
3356B S. Wakefield St.	Basement is Leaking at the Base	Repair Basement Leak
3361A2 S. Wakefield St.	Squirrels in Broken Dryer Vent	Remove Squirrel/Seal Vent
3364 S. Utah St.	Downspout Disattached	Downspout Repaired
3365 S. Wakefield St.	Gutters Leaking	Gutters Cleaned and Adjusted
4419 S. 34th St.	Gate Stuck	Gate Adjusted
4429 S. 34th St.	Gutters Leaking	Gutters Cleaned and Adjusted
4527 S. 34th St.	Gate Stuck	Gate Adjusted
4613 S. 34th St.	Basement is Leaking when it Rains - Apart for One Year	Fix Seepage and Repair Basement
4621 S. 34th St.	Downspout Disattached	Downspout Re-attached and Adjusted
4629 S. 34th St.	Common Sewer Stack Pipe Cracked	Pipe Repaired
4645 S. 34th St.	Basement Leaking	Gutter Cleaned and Adjusted
4655 S. 34th St.	Fence Loose and Gate Stuck, Wood Trim Rotted	Adjust Gate/Stabilize Fence/Replace Wood
4661 S. 34th St.	Interior Leaking	Add Downspout and Clean Gutters
4665 S. 34th St.	Basement is Leaking	Address Leak and Clean Downspouts/Gutters
4667 S. 34th St.	Unnecessary Handicap Railing	Removed Railing
4669 S. 34th St.	Interior Leaking	Seal Window Wells
4675 S. 34th St.	Leak in Master Bedroom and Gate Broken and Pulling Away	Address Leak/Damage and Adjust Gate
4679 S. 34th St.	Loose Slate on Roof	Roof Slate Replaced
4681 S. 34th St.	Front Drain Bent and Interior Leaking	Replace Downspouts and Repair Leak

## Watch Items/Enforcement Issues

### Do Not Touch The Trees

There are some residents in the community who have decided to cut down major branches from trees because they are a nuisance or perhaps they obstruct a view. First and foremost, please do not do this. BladeRunners, the Commons landscaping company has trained professionals who do this with the least possible harm to the tree. If you have a grounds request, please let the Board know. Although there may be reasons why the request cannot be honored, every effort will be made to accommodate your request. If the professionals are left to take care of the landscaping, the Commons will continue to be beautiful for many years to come.

### Selling Your Condo

The Commons community is sorry to see you go, but all would appreciate it if you would follow a few guidelines. Please note, first of all, that **all** realty signs must be the double-stake small sign type. Large post signs are prohibited due to the damage done to the grounds.

In addition, Virginia law requires the seller of a condominium to provide documents disclosing the state of the association to the seller. These documents, as well as loan forms and appraiser's questions, are handled by our accountant, Marsha Murphy. **Real estate agents, lenders, and appraisers should contact Marsha Murphy's office directly at 703-370-9100 (fax 703-370-9110).**

Calling the President or any other member of the Board will just slow down the process.

Certificates of insurance are provided by Chantilly Insurance. **Lenders should call 703-631-2882 to request a certificate of insurance. Owners should not call.**

### PARKING – PARKING

No more than two cars per unit (regardless of number of occupants) may be parked in Commons spaces. Violating this contributes to an atmosphere of distrust no one wants to see in the Commons. In addition, cars have been parked in fire lanes with no regard for safety and on the grass with no regard for appearances. This is a true affront to the community. Follow the rules.

### Commons Contractors

The following contractors provide maintenance, repair, or professional services to the Commons. Advance written Board authorization must be obtained for work billed to the Commons. Residents may individually utilize the services of our contractors at their personal expense.

- **Refer plumbing emergencies directly to William Anderson.**
- Contact Harry Tran directly when the small black pole lamps around the walks are out or in need of repair/
- Disclosure papers and refinancing information should be requested directly from Marsha Murphy's office.

Service	Provider	Contact #
Plumbing	William Anderson	703-836-4716
Accounting/Disclosure Papers	Marsha Murphy	703-370-9100
Insurance Certificates	Jerry Wagner	703-631-2882
Lights & Smoke Detectors	Harry Hue Tran	703-207-3446
Trash and Recycling	Rainbow Waste	703-818-8222
Grounds Maintenance	BladeRunners	703-273-8873
Carpentry/Major Projects	Patrick McCloskey	301-633-5933
Painting/Brickwork	John Healy	301-888-1041
General Maintenance	Patrick Healy	202-497-2997
Pest Control	Ward's Pest Control	703-532-3506

### E-Mail Address Requested

If you would like to receive this newsletter via e-mail, please send your e-mail address to [fairlington\\_commons\\_pres@hotmail.com](mailto:fairlington_commons_pres@hotmail.com).

#### Fairlington Commons Board of Directors

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