

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street

Arlington, Virginia 22206

April 7, 2009

Minutes of the April 7, 2009 Meeting of the Board of Directors

The April meeting of the Board of Directors of the Fairlington Commons Council of Co-Owners was held on April 7, 2009 in Room 103 of the Fairlington Community Center at 3308 S. Stafford Street, Arlington, Virginia. All members of the Board were present, including President John Sinks, Vice-President Christine Sivigny, Secretary Bernie Weaver, Treasurer Arvy Myers, and At-Large James Sharpe.

President Sinks called the meeting to order at 7:25 P.M.

Vice President Sivigny noted that a conversation is required with Mark Avon regarding a report on the results of the crack monitors that had been placed on several of our buildings.

President Sinks provided information regarding his conversations with Verizon about FiOS service. Items of concern included wiring and power in our apartment style buildings, installation of equipment in Georgetown units with common basements, and provisions of a legal agreement with Verizon regarding installations.

A discussion was held regarding a Co-Owner request for relocation of the patio fence at 3304 S. Wakefield Street. While the Board has, in principle, no objection to adjusting the fence boundaries to provide a patio of comparable size to neighboring patios, the location of utility services, accessibility for mowing and lawn maintenance, right of way, and plat map considerations will drive the final decision, which has been deferred until such time as the fence is in need of replacement.

Several Co-Owners have commented on the gates installed in new sections of fencing. The new gates are constructed of cedar instead of pine to resolve issues with weight, durability, and the potential for the gate to eventually dislocate the supporting post over time.

Treasurer Myers reported on the status of the proposed Hot Lanes, stating that essentially there was nothing new to report. The Board then discussed the potential of additional tree removals, the impact on road noise, and supporting the installation of sound barriers in the event that Hot Lanes are not instituted.

The Board considered a request from the Co-Owner of 4425 S. 34th Street (Monique Piette) to extend the flowerbed from the deck to the adjacent sidewalk, to install hinges and latches on the lattice between the deck and the ground, and to plant a shade tree. After discussion, the Board decided to defer a decision on the flowerbed pending further

clarification with the owner. The Board does not concur with the tree-planting request due to the potential for damage to the adjacent sidewalk due to root growth. An umbrella can be used for shade on the deck. The owner also requested that the lattice be modified to permit access to the area beneath the deck to pull ivy. The Board will have Somerset pull the ivy rather than modify the lattice.

Vice President Sivigny provided a preliminary draft survey to be used in determining Co-Owner preferences regarding the frequency of trash and recycling service. This led to a discussion of the trash and recycling contract competition and tasking a new trash contractor with maintenance of the dog waste receptacles. The Board decided to use the survey in conjunction with proposals received from bidders to determine a cost effective level of service that meets the needs of a majority of our Co-Owners.

At-Large Sharpe mentioned observing a large crack on the wall of the unit on South Utah Street. The Board will request Contractor Mark Avon to investigate this crack on his next visit.

The subject of the pile of concrete in the Utah Street woods was discussed. The Board believes that this concrete was used by our concrete contractor Bob Turley in repair of the wall adjacent the upper S. Utah Street parking lot. If this concrete is no longer needed, the Board will request that it be removed.

There being no other general business, Secretary Weaver made a motion that the Board convene an Executive Session to finalize selection of a painting contractor and to review the status of several By-Laws conformance items. Vice President Sivigny seconded the motion, all concurred, and the Board moved to Executive Session.

At the conclusion of the Executive Session, Vice President Sivigny moved that the Board reconvene the General Session for the purpose of voting on selection of the Painting Contractor. At-Large Sharpe seconded the motion, and all concurred.

The Board then voted on selection of a Painting Contractor, with Middledorf Painting being selected by majority vote.

There being no further business to be discussed, Secretary Weaver made a motion to adjourn. Treasurer Myers seconded the motion and the meeting was subsequently adjourned at 9:30 p.m.

Respectfully Submitted,

Bernard O. Weaver
Secretary