

# Fairlington Commons Council of Co-Owners

3367 South Wakefield Street  
Arlington, Virginia 22206

January 5, 2010

## Minutes of the January 5, 2010 Meeting of the Board of Directors

The meeting was called to order at 7:15pm. President John Sinks, Vice President Rob Hedley, Treasurer Jim Sharpe, Secretary Arvy Myers, and At-Large Member Noah Greenblatt were present. Co-owners Don Skinner and Margaret Shannon were also present.

### Coaxial Cable on Exterior of Buildings

Co-owner Skinner notified the Board that Comcast planned to run coaxial cable up the exterior of his building to reach a second-floor room. Running cables on the exterior of buildings is a violation of the Fairlington Commons by-laws. Co-owner Don Skinner agreed to run the cable inside as other co-owners have done.

### Electrical Problem at 4661 S. 34<sup>th</sup> St

Co-owner Margaret Shannon reported an electrical problem with her unit on December 21, 2009. Upon inspection, the problem was in a power supply cable leading to Ms. Shannon's unit. It took several days for power to be completely restored to 4661 S. 34<sup>th</sup> St. Ms. Shannon sought reimbursement for one night at the Hampton Inn because the temperature in her unit was 47 degrees.

The board voted in favor to reimburse Ms. Shannon by a vote of 4-0 with one abstention. Concerns over setting a precedent dominated the discussion over the reimbursement. The Board agreed that while reimbursements of this type had not been provided before, this particular request was warranted given the lack of heat in the unit due to the electrical problem that was no fault of the co-owner. Future requests for reimbursement will be handled on a case-by-case basis.

### Professional Management Committee Update

At-Large Member Noah Greenblatt reported that he has received no interest from the community in volunteering on the committee to look into professional management for Fairlington Commons. Volunteers are needed to study this issue.

### **Snow Removal**

The Board discussed Somerset's snow removal following the winter storm of December 18-19, 2009. The bill for snow removal exceeded \$17,000 because the snow needed to be shoveled manually. President Sinks was to discuss the bill, and the claim that 9 tons of rock salt were used on Commons parking lots in the coming days. Of note, Somerset's charges were in line with other condominium associations' bills based on an informal survey of several associations' board members. The rates also were in line or lower than other proposals received when the ground contract was completed a year ago.

### **Contracts for 2010**

The Board discussed and agreed to compete work for concrete, professional management, "heavy" plumbing (i.e., sewer line replacement), roofing, "heavy" electric (e.g., power supply line replacement) and chain link fencing.

### **Liens**

With an increase in the number of co-owners delinquent on paying their condominium fees, the Board is investigating assessing a fee to file liens against units in which co-owners are behind in payments. Legal counsel has been sought on this matter.

The meeting adjourned at 9pm.

Respectfully Submitted,

//signed//

H. Arvy Myers

Secretary