

# Fairlington Commons Council of Co-Owners

3367 South Wakefield Street  
Arlington, Virginia 22206

March 2, 2010

## **Minutes of the March 2, 2010 Meeting of the Board of Directors**

The meeting of the Board of Directors at Fairlington Commons was called to order about 7:20 on March 2<sup>nd</sup>, in Rm. 103 of the Fairlington Community Center. Board Members John Sinks, Jim Sharpe, and Noah Greenblatt and Service Coordinator Eric Pamer were present. John Sinks volunteered to take minutes. Board Member Arvy Myers arrived late.

### **Professional Management Study Committee**

At this point, there are three volunteers for the Professional Management Committee. Noah Greenblatt volunteered to incorporate comments into a draft of a scope of work for the Committee. He will circulate the draft to the Board and a “final draft” will be sent to the Committee for their comments. The goal is to meet with the Committee for a kick-off meeting sometime in the week of March 14<sup>th</sup>.

### **Lighting & Signs**

John Sinks and Eric Pamer reported on lights. The fixtures we have been using are no longer manufactured. Hue Tran, after doing comparative shopping, found a fixture somewhat smaller than those we have been using. When installed, however, the size is visibly different and one homeowner immediately voiced concerns. A fixture somewhat larger than those that have been used was found and installed, to the satisfaction of the co-owner. The Board agreed that we will continue to use the larger size rather than the smaller size.

Jim Sharpe reported that he spoke with A-1 Towing about replacing the metal signs that were installed on a “temporary” basis in order to comply with Arlington County code. Jim volunteered to lead a competition for wooden signs, but this cannot be done in the near future. The Board concurred with the course of action.

### **Storm Impact**

The impact of the storm was discussed. Jim Sharpe reported that he had challenged Somerset invoices on three grounds: (1) partial hours were rounded up to full hours; (2) we were charged for the minimum of two hours for snow plowing three different times in one day even though the plow only operated for an hour each time; and (3) we were charged for the minimum of two hours snow plowing for two different trucks that overlapped on site for

10 minutes. The first issue has been resolved, with the bill adjusted in the Commons favor by \$945. There were, however, relatively few complaints about the actual work performed.

John Sinks reported that Somerset had removed branches that were down or broken and low, but removal of broken branches that required climbing would be done by a tree service company. Eric Pamer and John Sinks reported on the walk-through examination of storm damage with Patrick McCloskey and a contractor for Nationwide, which was held earlier in the day. Patrick McCloskey made a large contribution by pointing out damage that had been missed by homeowners and Board members when they compiled the list of damages. The walk began with a list of roughly 100 items and grew during the walk by perhaps 25%. The Nationwide contractor authorized the Commons to commence gutter replacement immediately on a worst-first priority basis.

The significant impact of the snowstorms on the budget was discussed. The Board agreed that some scheduled projects, including concrete work, will have to be deferred.

### **Comcast Issues**

The Board discussed whether to meet with a Comcast representative who wants the Commons to sign a contract with the Commons. The Board had previously decided not to do this. However, if Comcast would agree to remedy cables run along the sides of buildings in the General Common Element, that would give the Commons incentive to sign a contract. Considerable skepticism was expressed that Comcast would either agree or if it did, honor such an agreement, given the history of problems not only the Commons but other customers have had with Comcast. It was agreed that John Sinks would tell Comcast we are not interested in pursuing a contract, but we do have an issue with the installation of cable in the General Common Element.

### **Other Issues**

- The Board will seek a volunteer to test an email notification system that the Mews is using for communication with its co-owners.
- It was noted that the Commons needs to start to work competing the replacement of an electric line at 4661 S 34<sup>th</sup> St. and replacement roofing.

The meeting was adjourned about 8:40 PM.

Respectfully Submitted,

//signed//

H. Arvy Myers  
Secretary