

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street
Arlington, Virginia 22206

May 4, 2010

Minutes of the May 4, 2010 Meeting of the Board of Directors

The meeting was called to order at 7:15pm. President John Sinks, Treasurer Jim Sharpe, Secretary Arvy Myers, and At-Large Member Noah Greenblatt were present. Rob Hedley was unable to attend because of work obligations, but attended a portion of the board meeting on speakerphone. Community Liaison Eric Pamer and co-owners Stephanie Reimers and Bernie Weaver were also present.

Noncompliance of Co-owners with Trash Rules

Co-owner Stephanie Reimers brought to the Board's attention co-owner noncompliance with trash rules (i.e., putting trash out prior to dark or placing trash out on Saturday afternoon for Monday morning pick-up). Two violators were identified from material in the trashbags. The violators were provided a copy of the Commons' trash rules by President John Sinks. The most recent violator has not been identified.

The Board subsequently discussed instituting fines for those who violate trash rules. Secretary Arvy Myers will draft rules for Board discussion, and the agreed-upon draft will be posted to the website for co-owner comment. Fines for violating Commons' trash rules will be considered and voted upon at the June Board meeting.

Professional Management Study Update

At-Large Board Member Noah Greenblatt reported on the progress of the Professional Management Study Committee. To date, Committee members have met with board members of Fairlington Mews, Fairlington Glen, and Fairlington Meadows. The Committee is attempting to schedule a meeting with a Fairlington Green board member in the near future.

The Committee is on schedule to provide a rough draft of their report to the Fairlington Commons Board in June. The Committee has been meeting weekly; its minutes are posted on the Commons' website.

County Snow Ordinance

President Sinks described a proposed new Arlington County ordinance that would require public sidewalks and bicycle paths to be cleared within specific time periods following a snowfall of specified amounts. The County will hold a public hearing on their proposal in June. President Sinks will draft a letter to the County Board outlining Commons' concerns with the County proposal. Concerns include the definition of a public sidewalk and other provisions, including proposed criminal penalties for plowing/shoveling snow onto parts of public streets.

Signs Posted at Parking Lot Entrances with Towing Information

The Board discussed potential ideas for replacing the temporary signs concerning towing that are posted at parking lot entrances. The posted information is required by County ordinance. Treasurer Sharpe will investigate how other associations handle this County requirement. Stephanie Reimers agreed to help the Board with procuring aesthetic permanent signs should the Board take that approach.

Coaxial Cable on Exterior of Buildings

President Sinks and Community Liaison Eric Pamer discussed with Comcast on 4 May various problems with Comcast cable installation throughout the Commons. There are several locations of unburied Comcast cables in the common element, as well as cable strung on the exterior of buildings, which violate Commons' bylaws. Comcast agreed verbally to instruct contractors not to string cable on the exterior of buildings, and to address unburied cables throughout the common element. President Sinks will check with Comcast in one week on the status of the Commons' requests. If they are not fulfilled, the Board will lodge a formal complaint against Comcast with Arlington County.

Contract Issues

Several contracts were discussed including waterproofing at 4653 34th Street and sewer laterals at 3364 S Utah Street. The Board has received two bids for the waterproofing work, and awaits a third. The Board voted to proceed with sewer lateral lining at 3364 S 34th Street using Syd Smith Plumbing by a vote of 3 to 1. The contract price is \$13,800 with a possibility of \$3,000-\$4,000 additional for sidewalk replacement.

President Sinks, Secretary Arvy Myers, and At-Large Member Noah Greenblatt voted in favor of proceeding with the work. Jim Sharpe opposed letting the contract because competitive bids were not solicited for this particular job. The majority of the Board cited several factors, including the competition of sewer lateral work in January 2010, at which time Syd Smith was the winning contractor and the cost of previous work on sewer laterals

in the Commons indicating that the price is reasonable. His past performance and prices based on recent competition factored into the majority of Board members' vote on this matter.

The Board also agreed by e-mail during April to proceed with sewer lateral work at 3359 S. Wakefield Street using Syd Smith Plumbing at a cost of \$6,000, which is now complete.

The meeting adjourned at 9pm.

Respectfully Submitted,

//signed//

H. Arvy Myers

Secretary