
Fairlington Commons Newsletter

3367 S. Wakefield Street, Arlington, VA 22206

April 2006

Get Involved!

For many of us, our homes represent the largest single investment that we will make in our lifetimes. We would no sooner invest in stocks, bonds, or mutual funds without monitoring and managing them, yet, a majority of our Co-Owners do just that with their investment in Fairlington Commons.

Ownership of a detached house demands that you manage roof repairs, painting, grounds maintenance, trash and snow removal, bill paying, and many other responsibilities. Ownership of your Fairlington Commons home is no different – except instead of one building on a quarter acre, it's 54 buildings on 22 acres. Here's a challenge. Step up. Make a difference. Take part in the management of your community.

Breaking News - Jim Sharp has volunteered as Tennis Court Manager! We'll feature an article about Jim in our next Newsletter!

<u>Fairlington Commons Board of Directors</u>		
Acting President	John Sinks <i>E-mail jsinks@comcast.net</i>	931-2660
Vice President	John Rigoli <i>E-Mail jrigoli@hotmail.com</i>	933-2757
Treasurer	Patti Burke <i>E-mail pattisburke@msn.com</i>	931-2897
Secretary	Bernie Weaver <i>E-mail WeaverBW@comcast.net</i>	671-7024
At Large	Dennis Maridueña <i>E-mail dmariduen@gmail.com</i>	Unlisted

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So Long, Wayne!

The March issue of this newsletter announced the impending departure of Board President Wayne Winterling, who has now officially resigned to concentrate on selling his unit and moving to his new home. Wayne served on our Board for over five years, and was a guiding force in many community initiatives. Thank you Wayne for your service and for bringing fresh perspectives to our Board and Community. Your presence will be missed!

Board Members Needed

The Board of Directors will soon be searching for resident Co-Owners interested in serving as members of the Board. Bernie Weaver has agreed to fill the balance of Wayne's term, but depending on a potential move, a Board position may become available late this summer, and several positions are up for election this fall. Board members serve for a three-year term. Interested Co-Owners should contact any Board member for additional information. Volunteers are always needed to support community activities, and volunteering can provide prospective board candidates with valuable insight into the management of our community.

Community Liaison Wanted

The Commons is seeking a Co-Owner interested in devoting between 10 to 20 compensated hours per month monitoring, coordinating, and managing the myriad of efforts necessary to maintain our buildings and grounds in the superb condition that we have all come to expect. This article ran in our last newsletter. If no Commons Co-Owners express interest by April 30th, this position will be opened to the greater Fairlington Community

Pool Schedule

The Fairlington Commons Swimming Facility will open for the summer swimming season on Saturday, May 27th of the Memorial Day Weekend. The pool will be open daily, including Saturdays, Sundays, and Holidays, from 10:30 a.m. to 8:30 p.m., except on school days between Memorial Day and June 23rd inclusive, when pool hours will be 4:30 p.m. to 8:30 p.m. The pool will close for the season at 6:00 p.m. on Labor Day Monday, September 4th. The pool season may be extended at the discretion of the Board of Directors, contingent on weather and budget.

Spring Cleaning Manpower Available

Need assistance weeding the patio, cleaning the attic, lugging that neglected treadmill out of the basement, or more? One possible source is our pool's lifeguards, who are often looking for additional work. While they are willing to assist residents on a time permitting basis throughout the summer, they

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are particularly interested in additional work between Memorial Day and the June 23rd closure of Arlington County Schools, when many pools operate only part time. Some help may also be available between now and pool opening as lifeguards have already started arriving for the summer. Residents would be responsible for negotiating appropriate payment with the individuals hired. If you're interested, please contact Pool Manager Bernie Weaver (703-671-7024), or, once the pool opens; talk with the lifeguards!

Paint Cans

Recently, a member of our Board of Directors discovered four empty paint cans in front of his family's unit. These cans had apparently been placed there by a resident who was angry that AAA Rainbow hadn't picked them up with the trash, and wanted to send a message to the Board of Directors.

While at first this action may seem a sure-fire way to communicate with the Board, it is actually totally misguided and illegal and could result in serious criminal charges for littering and hazardous materials violations being filed against the offending Co-Owner if they can be identified.

So there is no misunderstanding regarding the appropriate disposition of paint cans, here are the pertinent facts:

AAA Rainbow does not accept paint cans for disposal!

Not as recycling, and not as trash. It doesn't matter if the can is empty, the paint dried, etc. They don't take them. They won't take them. Don't put them out. If you've hired a contractor to paint your unit, you are responsible for ensuring that your contractor doesn't put them out either. Task the contractor to dispose of them properly.

Arlington County will accept paint cans at the Household Hazardous Materials Facility.

The facility is located at 3155 South Fern Street, at the intersection of South Fern Street and South Glebe Road. Arlington County also provides for the appropriate disposition of other forms of hazardous or environmentally damaging materials. Please visit the Arlington County Web Site (<http://www.co.arlington.va.us>) for more details. Again, you will have to take the cans to the facility.

Arlington County Website and AAA Rainbow Provide Conflicting Direction!

The Arlington County Website talks about placing paint cans out for trash collection. **DON'T DO IT!** Arlington County does pick up the cans, but only where they pick up trash. Arlington County does not pick up our trash, AAA Rainbow does, and they will not pick up paint cans!

Dispose of Hazmat Properly!

Placing empty paint cans in front of Board members homes, or in front of the pool, or throwing them in the woods is unacceptable and illegal. Anyone observed engaging in this behavior will be prosecuted. Anyone observing a resident engaging in this behavior is asked by **Arlington County** to call the Arlington County Police at the non-emergency number (703-558-2222) to file a report.

Construction Updates

Bob Turley, our concrete contractor, is again at work in The Commons. Bob has replaced sidewalks at 3337-3339, 3341-3343, 3357 & 3358 S. Wakefield Street, is working on the Upper Utah Parking Lot sidewalk, and will soon start drainage work at 3304 & 3305 S. Wakefield Street.

Grounds

Over the winter months, Commons Board Member Dennis Maridueno spearheaded an effort by the Board to meet with concerned residents and Grounds Contractor Bladerunners to address concerns voiced at the Annual Meeting regarding fertilizers, herbicides, pesticides, grounds maintenance techniques, and equipment. This effort culminated in a meeting between the Board of Directors and Bladerunners President Eric Storck at which the development of a comprehensive plan that addresses Co-Owner concerns and ensures the continued viability of our grounds was completed.

In developing the plan, the Board was faced with two somewhat opposing goals - maintenance and improvement of our grounds, and achieving that goal while minimizing the use of chemical (herbicides and pesticide) treatments. The challenge was to determine the absolute minimum level of chemicals necessary to maintain our grounds without losing control of weeds and pests. We believe that our plan will attain those goals, and will continue to monitor and evaluate as the growing season evolves. Highlights of the plan include:

Grass Height. Grass will be mowed to a length of between 2 ¾ inches and 3 inches. Increasing grass height encourages a deeper root system and minimizes scalping of uneven lawn areas by mowing equipment. Emphasis will also be placed on utilization of proper mowing equipment for the specific terrain. Grass height may exceed 3 inches during periods of rainy weather when conditions prevent mowing and when the grass is growing rapidly.

Herbicides. Where necessary, herbicides will be used sparingly to control weeds and crabgrass. It is hoped that the taller grass and healthier root system will provide an element of

natural protection against encroachment by weeds or other undesirable plants.

Pesticides. While it is impossible to completely eliminate the need for pesticides, they will be applied only on an as-required basis to prevent the rapid and cataclysmic destruction of grass, bushes, plantings, and trees by pests.

Fertilizer and Seeding. Second only to adequate sunlight, rain, and rich soil, fertilizer is essential to the nutrition of our grass cover. Turf that is well fertilized with quality fertilizer and seeded on an annual basis has the best chance of maintaining a healthy condition. This year, the Board has approved reseeding of bare areas and the use of high-grade organic fertilizer for the property.

Natural Products. This year, we will begin a pilot study of the effectiveness of Corn Gluten in lieu of artificial herbicide in the area between the lower South Utah Street Parking Lot and Utah Field. Corn Gluten is a natural herbicide better tolerated by chemically sensitive individuals, however, it takes longer to become effective and may not be as effective long-term as artificial products. The results of this pilot study will be used to determine the applicability of Corn Gluten to the balance of The Commons.

Equipment and Noise. While Uncle Harry may still mow his lawn with the mower he bought in 1964, equipment used in The Commons is constantly upgraded and replaced as new and more efficient technology becomes available. Smokey two-cycle mowers that burned a mixture of gasoline and oil have been replaced by four-cycle mowers (like your car engine) that significantly reduce emissions. Lawn and leaf blowers have been replaced with models that reduce noise by 50%, and mowers are now equipped with Hydrostatic transmissions for smoother and more efficient operation.

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Done!

Following is a summary of work accomplished in the Commons since our last newsletter. Please advise the Board if additional follow-up is required.

Address	Work Requested	Completed
3359 Wakefield	Repair Back Fence	In Process
3329 Wakefield	Check for Animals in Attic	In Process
3348 Wakefield	Post Lights Out	3/10/06
3345 Wakefield	Remove Stump	In Process
3332 Wakefield	Gutter Overflowing	3/24/06
3311 Wakefield	Seed Lawn in Front of Unit	In Process
3332 Wakefield	Repair Common Entry Door	In Process
3320 Wakefield	Multiple Items Associated with Resale of Unit	In Process
3369 Wakefield	Gutter Paint Peeling	In Process
4645 S. 34 th	Remove Two Bushes	In Process
3238 S. Utah	Restore Landscaping	In Process

Who Ya Gonna Call?

They aren't Ghostbusters – but they get the job done. Following is a list of Commons-preferred contractors. Prior Board approval is required for any Commons paid work. Plumbing emergencies should be immediately directed to Mr. Anderson for resolution and a determination regarding payment responsibility.

Painting, Brick Work, and Gutter Cleaning

John Healy 301-888-1041

Carpentry and General Repair

Patrick McCloskey 410-798-6350
Patrick Healy 202-497-2997

Plumbing

William Anderson 703-836-4716

Common Lights & Smoke Detectors

“Harry” Hue Tran 703-207-3446

Grounds Issues

BladeRunners 703-273-8873

Trash

AAA/Rainbow Waste 703-818-8222