
Fairlington Commons

Newsletter

3367 S. Wakefield Street, Arlington, VA 22206

February 2010

2010 Budget

The Council of Co-Owners failed to muster a quorum at the annual Budget Meeting. Following procedures in the By-Laws, the Council formed a committee of the whole and took a vote for purposes of advising the Board. Those represented and voting on the budget favored the Board-proposed budget by a 29-1 margin. The Board met in emergency session and unanimously approved the budget. Minutes of the meeting are posted in the "Minutes" section of our website at: www.fairlington.org/commonsindex.htm.

The 2010 monthly fee schedule is:

Unit Type	2010 Monthly Fee
Arlington	\$387.93
Barcroft	\$240.60
Barcroft End	\$248.71
Buckingham	\$244.65
Buckingham End	\$247.36
Clarendon	\$321.70
Clarendon End	\$331.16
Dominion	\$344.68
Edgewood	\$260.87
Edgewood End	\$267.63
Fairlington	\$173.69
Georgetown	\$227.76
Georgetown Yard	\$234.51

Checks should be mailed to: Fairlington Commons, Dept. 79265, Baltimore, MD 21279-0265.

Reminder for Those Using Automatic Bill-Pay

Please adjust your payment amount to reflect the 2010 fees and notify the Commons of your new address if you move. It is impossible for us to get your new address unless you notify us.

Trash & Recycling Rules

Capitol Services of Virginia has been the Commons trash and recycling contractor since October. While our transition to Capitol Services has been smooth, some Commons residents continue to violate the rules with regard to trash and recycling. The following is a list of the rules associated with trash and recycling:

- Trash should be placed curbside *after dark Sunday through Friday nights, or before 7:00am the following morning*. Trash is collected Monday through Saturday mornings.
- Trash must be well-secured in plastic or paper bags. *The use of trashcans to place trash out for pickup is prohibited*. Any trashcans placed at the curb will be collected along with the trash.
- Recycling is picked up on Wednesday mornings. Please place recyclables at the designated recycling areas. *Do not throw garbage or paper into the bins provided by Capitol Services. Mixed paper recyclables should be placed alongside barrels for pickup*. Please ensure your recyclables are well-secured so they do not end up littering our community.
- Large items are collected on the first Saturday of each month.

The Board will be considering penalty fees for rules violations in the near future.

Additional detailed information regarding our trash and recycling service is posted online at www.fairlington.org/commonsindex.htm.

Volunteers Needed

In response to inquiries from co-owners, the Board is forming a volunteer committee to study the issue of professional management for the Commons. The committee will undertake a detailed study according to a

Please direct maintenance requests to Eric Pamer at 703-379-0027 or E-Mail CommonsService@hotmail.com

scope of work drafted by the Board. The committee will report to the Board on or about June 1, 2010.

If you are interested in serving on the committee, please contact At-Large Board Member Noah Greenblatt at 703-200-7849.

Cables & Dishes Not Permitted on the Exterior of Buildings

It was recently brought to the attention of the Board that several co-owners have cables strung along the exterior of their units. These co-owners are requested to take immediate steps to remove these cables. Cables are to enter the buildings near ground level.

Some owners have requested permission to string cables, including Comcast and satellite television cables, on the exterior of the buildings, usually so cables can enter at the second story or the front of the building. The Board of Directors has consistently denied owners permission to string cables on the exterior of buildings. The Master Deed of Fairlington Commons specifies that the vertical boundaries of the family units are “The plane of the outer surface of the exterior walls which do not separate a Family Unit from other Family Units...” Stringing cables along the exterior of units places them in the general common element. In the Commons, like the other Fairlington associations, cables are to be underground and should enter the units close to ground level.

Satellite dishes cannot be attached to the buildings. The Bylaws state, “No radio or television aerial shall be attached to or hung from the exterior of the Family Units without approval of the board of directors.” Satellite dishes should be within patios and no higher than the highest point of the fence line for the building.

Bounced Check & Collection Fees, Notification Requirement

Fairlington Commons Board of Directors has established two new fees and one new rule.

A \$25 fee is assessed for all returned checks. During the last year, the number of bounced checks has increased. Not only does the co-owner’s bank charge the co-owner, but Suntrust charges the Commons.

Any unit which is 70 days in arrears on a monthly fee or the equivalent amount is subject to a collection fee of \$750. The purpose of this fee is to cover the legal and accounting expenses for recovering fees that are past due. Currently there are 3 units over 70 days in arrears.

Co-owners shall notify Fairlington Commons in a timely manner of water problems in their units that are the Commons responsibility. Financial responsibility for mold remediation arising from a failure to provide timely notification may be shifted from the Commons to the individual unit owner. Under the By-Laws, owners are responsible for damage caused by themselves and their tenants. This includes damage from neglecting to act. The purpose of this rule is to ensure that mold problems do not develop as a result of the failure of owners to report problems promptly. Some problems are slow developing and cannot be recognized as soon as they start, but in other cases, especially following a major storm, the problem can be identified promptly. If you are going to be away from your unit for an extended period of time or your unit is empty between tenants, you should have a friend or your property manager check the unit periodically and after major storms to ensure there are no problems.

2009 Reserve Additions

At the Budget Meeting the Board reported that it anticipated making a deposit to the Unrestricted Reserve of about \$35,000. This deposit was in fact made. Earlier in the year \$11,300 had been deposited to the Paving Reserve and \$4,700 had been deposited to the Pool Whitecoating Reserve.

Fairlington Commons Board of Directors		
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