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# Fairlington Commons Newsletter

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3367 S. Wakefield Street, Arlington, VA 22206

March 2006

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## Volunteers Sought

With the impending departure from Fairlington Commons of Board President Wayne Winterling, the Board of Directors is searching for a Co-Owner interested in serving as a member of the Board. Volunteers would serve until this October, with the option of standing for election for a three-year term. Prospective volunteers would be filling the balance of Wayne's term - the Board would reconstitute itself to best utilize each member's talent, abilities, and available time. Interested Co-Owners should contact any Board member for additional information.

<b><u>Fairlington Commons Board of Directors</u></b>		
President	<b>Wayne Winterling</b> <i>E-mail :</i> <a href="mailto:mwmwinterling@yahoo.com">mwmwinterling@yahoo.com</a>	931-5781
Vice President	<b>John Sinks</b> <i>E-mail</i> <a href="mailto:jsinks@comcast.net">jsinks@comcast.net</a>	931-2660
Treasurer	<b>Patti Burke</b> <i>E-mail</i> <a href="mailto:mpattisburke@msn.com">mpattisburke@msn.com</a>	931-2897
Secretary	<b>John Rigoli</b> <i>E-mail</i> <a href="mailto:jcrigoli@hotmail.com">jcrigoli@hotmail.com</a>	933-2757
At Large	<b>Dennis Maridueña</b> <i>E-mail</i> <a href="mailto:dmariduena@gmail.com">dmariduena@gmail.com</a>	

## Liaison Position Open

For over a year, Arnie Malin has served as Commons Community Liaison, first as a volunteer, then as a compensated Commons contractor. While we wish that Arnie would continue his outstanding efforts as Community Liaison indefinitely, he has announced that he will be resigning effective March 1 to pursue other interests, including a lifetime passion for cooking. And yes, Arnie will continue to serve as the Chef at our Summer Pool Parties!

With Arnie's departure, 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. Interested Co-Owners should contact a Board Member for additional details.

Thank you Arnie for developing and shaping this position, for addressing the backlog of maintenance requests, and for following up to address problems before they became crises! We would not have made it through the snow storm and other challenges we have faced without your firm and steady hand steering the course, responding to the community, and working with the Board to resolve issues. Job Well Done Arnie!

## Condominium Fee Reminders

A few reminders regarding your Fairlington Commons Condominium Fees:

- Condominium Fees **MUST** be sent to the designated lock-box in Baltimore for timely processing. That address is:

*Fairlington Commons  
Department 79265  
Baltimore, MD 21279-0265*

- Effective Jan 1, 2006, late fees are \$32 per month

In a few instances, Co-Owners have placed their Condominium Fees in the mailbox by the pool. As previously indicated, Condominium Fees must be mailed to the lock-box for processing. Only correspondence directed to the Board should be placed in the mailbox by the pool. Any other correspondence will be returned to the Co-Owner (who will be responsible for any late fees). Questions regarding Condominium Fees or Statements should be directed to Marsh Murphy Accounting at 703-370-9100.

## Fairlington Commons Parking

Commons parking has greatly improved with the institution of the parking pass system. Each unit can request two passes to display on their car's rearview mirror. Residents are requested to abide by the two-vehicle limit and to refrain from lending passes to other units. Additional parking information is available from the Board of Directors or at: <http://www.fairlington.org/CommonsParkingPolicy.pdf>

## Fairlington Commons Newsletter

### Keeping the Commons Ship Shape

Below is a summary of work accomplished in December and January. Please advise the Board if follow-up action is required.

Address	Work Requested	Completed
3320A Wakefield	Repair cracks in basement from prior foundation repair	12/16/05
3320A Wakefield	Green paint to touch up front door (wait till spring)	N/A
3360A Wakefield	Re-grade under downspout front corner of unit*	12/22/05
4659 34th	Repair roof leak over bedroom**	12/27/05
3290 Utah	Fill crack between back stoop and wall	12/16/05
3332B Wakefield	Repair wall in stairway damaged by roof leak.	12/16/05
3248 Utah	Replace dirt eroded from downspout pipe***	12/22/05
3320A Wakefield	Repair broken window	
4659 34th	Repair plaster from roof leak over bedroom	12//2005
4633/35 34th	Move downspout drain pad	12/26/05
3344A Wakefield	Replace falling slate	1/24/06
3339 Wakefield	Hole in roof overhang	1/24/06
3349B Wakefield	Repair shutter off on side	1/24/06
3315 Wakefield	Repair shutter off on back	1/24/06
3341A Wakefield	Repair shutter off on end	1/24/06
3332 A&B Wakefield	Check gutters for integrity, paint peeling off	1/24/06
4621 34th	Clear/Repair overflowing gutters	1/24/06
4505 34th	Slats off upstairs gutter	1/24/06
3305A Wakefield	Clear sewer backup	1/06
3305 B Wakefield	Replace rotten timbers	2/6/06
3305 B Wakefield	Grading issue and re-cement loose stone	
3301B Wakefield	Clear downspout	2/8/06
4621 34th	Repair gutter leaking into	

Address	Work Requested	Completed
	building	

\* Filled in with mulch, will change downspout, splash and fill in dirt in spring  
 \*\*Need roof replacement for stop leaks. Temporary patch done.  
 \*\*\*Filled in with mulch, will bury new pipe in spring

## Winter Projects

Taking advantage of mild weather and favorable prices, the Commons has undertaken a number of major “Winter” budgeted projects that are now complete or nearing completion.

**Underpinning.** On February 15<sup>th</sup>, a South Utah Street Unit that had been settling was lifted using pneumatic pressure and its weight placed on the helical piers. This unit had previously been underpinned in the 1980s using an older technology. Avon Corporation, our underpinning contractor, and SQ Consultants, the Commons’ Engineering firm, told us that this older technology is susceptible to failure after some years, which turned out to be the case. The helical piers now used provide much better support. After county inspection, the trench around the foundation will be back-filled and the grounds restored.

**Drain Installation.** Over the past two years, Units located at 3337 A&B, 3339, 3341, and 3343 A&B South Wakefield Street have experienced serious flooding due to accumulating rainwater. These problems should now be solved with the installation of PVC pipe to carry rainwater from the downspouts away from these buildings. This project is now complete.

**Retaining Wall Repair.** Following reports of falling stones and deterioration, the retaining wall adjacent 3301B and 3303 S. Wakefield Street was repaired. The entire face of the wall had to be removed and rebuilt. Fortunately, the

rock behind the wall remained in good condition and did not require any work. This project is now complete.

**Upcoming.** Replacement of the waterproof concrete plaster on the foundation of 3303 S. Wakefield Street. The old concrete plaster has been flaking and must be replaced. The Board has signed a contract with C.B. Turley, our Concrete contractor, to accomplish the work when weather permits.

## Commons Contacts

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
- 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

# Fairlington Commons Council of Co-Owners

3367 South Wakefield Street  
Arlington, Virginia 22206

March 1, 2006

Dear Fellow Co-Owners,

It is my pleasure to inform you that the state of our association is strong and we are doing well. In fact, from a budgetary perspective, we are looking better than expected at this point in the year as a good portion of our routine contracted work has been coming in at a lower cost. As this trend continues, this should allow for even greater deposits into our reserve account!

There is always some unfortunate news mixed with the good news. The bad news is that, after living for over ten years in Fairlington Commons, I will be moving in late spring. Because of my imminent move, and as required by our by-laws, I will be resigning from the Board of Directors in the near future. I am leaving the Board in "trusted hands" and will assist in the transition. I promise not to be a stranger and to work with the Board in a diminished capacity until I move from the Commons.

My continued willingness to lend a hand will hopefully act as a model for other members of our community. During my ten years in Fairlington Commons, I have served on the Board of Directors for more than five. I have been dedicated to the spirit of our neighborhood and, like the rest of the Board and key members of the community, have worked for the betterment of the Commons. Civic support of our community is most important and I challenge all Co-Owners to be active within our community.

It has truly been my pleasure to work with each and every one of you. As I leave the Board, it is not really good-bye because I am only moving across the freeway to one of the new high-rises in Shirlington. I will miss seeing and working with everyone here, but, since I am not moving far, I hope to see you all in the future.

Best to each and every one of you,

Wayne Winterling  
President