
Fairlington Commons Newsletter

3367 S. Wakefield Street, Arlington, VA 22206

October 2007

Annual Meeting Results

The Annual Meeting of the Fairlington Commons Council of Co-Owners was held on Thursday, October 11, 2007 in the cafeteria of the Abingdon Elementary School located at 3035 South Abingdon Street in Arlington Virginia. The meeting began at 7:30 p.m., with eighty of the Common's 229 Units represented by proxy or in person for a quorum of 36 percent.

Long-time Board Member Patti Burke, whose seat on the Board was the only one up for election, was reelected for a three-year term. Following the meeting, the Board of Directors met to reconstitute the Board in accordance with our By-Laws, which require such action within 10 days of the Annual Meeting. Board Officers for 2008 will be President - John Sinks; Vice-President - Patti Burke; Secretary - Bernie Weaver; Treasurer - Christine Sivigny; and At-Large - Dennis Mariduena.

Highlights of the Annual Meeting included Treasurer Christine Sivigny's report on Commons year-to-date spending, President John Sinks' comprehensive presentation detailing Commons financial management and the impacts of emergency expenses (sewer pipe replacements and underpinning), and an informative and humorous look at day-to-day maintenance activities by Eric Pamer, Commons Service Coordinator.

Jim Sharpe served as Teller for the meeting, and did an excellent job tallying proxies and ballots.

For those unable to attend the meeting in person, a copy of the minutes can be found on our page of the Fairlington.org Web Site at: <http://www.fairlington.org/2007AnnualMeetingMinutes.pdf>

Budget Meeting Scheduled

The Budget Meeting of the Fairlington Commons Council of Co-Owners will be held Thursday, December 6th in the Cafeteria of the Abingdon Elementary School located at 3035 South Abingdon Street, beginning at 7:30 p.m. The primary purpose of the meeting is to discuss and approve the Commons budget for 2008 and any other topics of interest to Co-Owners and residents.

In accordance with our By-Laws, notification of the Budget Meeting will be provided via U.S. Mail to all Co-Owners of record no later than 10 days prior to the meeting. Included will be a letter from the Board discussing the budget, a copy of the budget for your review, and a proxy form.

Maintenance Request or Question?

Contact

Commons Service Coordinator

Eric Pamer

703-379-0027

CommonsService@Hotmail.com

Proxy Forms

Proxy forms are provided to Co-Owners of record prior to both the Annual and Budget Meetings. Co-Owners who are not able to personally attend these meetings are requested to complete and return their proxy form to the Secretary of the Fairlington Commons Council of Co-Owners, 3367 South Wakefield Street, Arlington, Virginia 22206 (the mailbox in front of the pool). Proxy forms are used to establish a quorum for conduct of the meeting and as your ballot with regard to elections of officers, the budget, or other matters that may come before the Council of Co-Owners for a vote.

Remember - the proxy form is a legal document. Please fill it out completely and correctly. When submitting a proxy, please name the person to whom you have given your proxy. The proxy form will allow you to direct the vote of your proxy, to abstain, or to leave the vote to your proxy's discretion. Proxy forms received after the meeting for which they were intended has adjourned cannot be counted.

Plumbing Emergencies

Plumbing emergencies should be immediately and directly addressed to Billy Anderson. Billy has been the Commons plumber for many years, and knows the locations of our water lines, shut-off valves, sewer laterals, storm drains and manhole covers, many of which are not obvious to a plumber who is not familiar with our facilities. Be prepared to leave a message when you call – but count on a quick return call.

If Billy determines that a problem is the responsibility of the Commons, he will bill the

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Commons. Otherwise you are expected to pay Billy at the time service is rendered. Over the years owners have found Billy's prices reasonable. Billy is also available to perform routine, non-emergency work for Commons residents on an individual basis.

**William "Billy" Anderson Plumbing
703-836-4716**

It's Elemental...

Well, maybe for Sherlock Holmes, but if you're new to Condominium living, there's a lot to learn about what you are permitted to do, or prohibited from doing, as a Co-Owner or tenant in a Condominium setting.

First of all, what is a Condominium? In its simplest definition, the term "condominium" means ownership in common. In Fairlington Commons, where you live, it means shared ownership of 54 buildings, 22 acres of land, the basketball and tennis courts, swimming pool, children's playground, and other improvements, with ownership distributed among 229 individual units.

We said shared ownership, but it is not an equal share. Ownership is based on the type of unit that you own and the original sales price that was established at the time of condominium conversion in 1973. For instance, an Arlington model unit has an ownership percentage of .574. An inside Clarendon model, the most numerous, has an ownership percentage of .476, and a Fairlington model has an ownership percentage of .257. Add together the percentage of ownership for all 229 of our units, and the total equals 100%.

Now that we have established some of the basics, it's time to look at what is individually owned, what is owned in common, and what

Co-Owners are permitted or not permitted to do within the confines of the Master Deed, By-Laws, and rules.

Individually, you own the interior of your unit, excluding common structure and service installations such as water and sewer pipes that serve multiple units. Individual Co-Owners are permitted to conduct routine repairs and replacements of faucets, lighting, appliances, and HVAC equipment without the necessity to seek Board permission. Major work, including renovations, removal or relocation of walls, and replacement of windows and exterior doors, must be approved by the Board of Directors prior to work beginning. Our By-Laws provide additional information regarding this subject, and the safest course of action is to ask questions of the Board prior to making any changes.

Patios and decks are not individually owned, but rather are considered "Limited Common Element" in that they are owned in common but are for the exclusive use of the adjacent unit. If your unit has a patio, then you are responsible for the general maintenance and upkeep of the patio and the Commons is responsible for the maintenance and upkeep of the fence and gate.

If your unit has a deck, the Commons is responsible for the maintenance of the deck, except for those few decks that were installed by individual Co-Owners, where the Co-Owner is responsible for maintenance and upkeep. Co-Owners who wish to construct decks in limited common element may do so only with written Board permission prior to work beginning.

Within the boundaries established in the By-Laws and rules, Co-Owners may place patio tables, chairs, umbrellas, flowerpots, gardens, etc. in limited common element, but are expected to maintain those items in an acceptable manner.

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Most everything else in the Commons is considered to be "General Common Element." This includes front porches, the hallways and basements of our apartment style buildings, our grounds, recreation facilities, woods, sidewalks, parking lots, plantings, and structures. The Board of Directors manages the General Common Element on behalf of all Co-Owners.

Our By-Laws are quite specific regarding the management of the General Common Element; however, the Board will generally not make an issue of decorative, movable items, such as a flower pots, flags, or door mats. Storage of trashcans and recycling bins in the General Common Element is not permitted. Permanent, Co-Owner erected structures are contrary to the Master Deed and are not permitted.

Signs are a special case. Our By-Laws forbid the placement of signs, notices, or advertisements in windows. The Board controls signs in the General Common Element. The Board has determined that small notices placed on doors regarding the number of children or pets to be rescued in an emergency are acceptable, as are normal sized real estate signs and small security signs. Oversized real estate signs or those on large posts are not acceptable. In accordance with the strong sentiment of the Council, the Board generally does not permit any other signs.

While this article has attempted to present a general discussion of the rights and privileges of condominium ownership, it is simply impossible to cover every possible situation in a few paragraphs. As is often the case, there are nuances and exceptions that must be weighed on an individual basis. Again, if you are a Co-Owner or tenant and are contemplating making any changes to your unit (like new windows or doors) a few minutes of consultation with your Board of Directors could possibly save you hundreds or thousands of dollars of grief and rework. And please, read the By-Laws that govern our community. They are available on

the Fairlington.org website at
[http://www.fairlington.org/Commons
 By-LawsNovember2004.pdf](http://www.fairlington.org/CommonsBy-LawsNovember2004.pdf)

Pool Party Thanks!

Our annual season-end pool party was held the first Saturday after the Labor Day Weekend. This year’s party, with a near record turnout of 80 people, was a fantastic success – in no small measure due to the efforts of the many volunteers who contributed their time and effort. Special thanks go to:

- Arnie and Cathy Malin for organizing the event, for purchasing the food, soft drinks, and supplies; for setting up the tables and chairs, for cooking the burgers and dogs, and for cleaning up afterward
- Former resident Malcolm Peplow and Lefthand Productions for the audio equipment
- Kingsley Chan and Sam Parry for the loan of their iPods
- Andrew Brodhead for assisting with the distribution of the flyers and helping with cleanup
- And to all of the people who brought dishes to share.

Vignettes from a Pool Summer Past

They are Kodak moments; pictures that remain in our memories even if not captured on camera, events remembered long after everything else is forgotten, including:

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- Over a dozen dogs of all sizes, shapes, and descriptions splashing, retrieving balls, and chasing each other during our doggie dip as their owners watched!
- John Wertime visiting with his adult son, reminiscing about the 1946 Fairlington of his youth when adventures awaited a short crawl through the tunnels below what became Highway 395 in fields just beyond.
- Teenage members of the Northern Virginia Nerieds Women’s Synchronized Swimming Team and their coach, Commons resident Malva Mangan, enjoying a relaxing afternoon at our pool demonstrating their routines.
- Lifeguard alumni Stephanie Malin with her parents, Commons residents Arnie and Cathy; and newlywed Jessica Evans with her husband Izac, attending our year-end party.
- Lifeguard Zory Sholeva watching, transfixed, as the purple helium balloon she so wanted to take home escaped her grasp to disappear on a gentle breeze into the sunset sky.

Fairlington Commons Board of Directors		
President	John Sinks <i>E-mail jsinks@comcast.net</i>	931-2660
Vice President	Patti Burke <i>E-mail pattisburke@msn.com</i>	931-2897
Secretary	Bernie Weaver <i>E-mail WeaverBW@comcast.net</i>	671-7024
Treasurer	Christine Sivigny <i>E-mail CSivigny@hotmail.com</i>	778-6041
At Large	Dennis Maridueña <i>E-mail dmaridueña@gmail.com</i>	Unlisted