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# Fairlington Commons Newsletter

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3367 S. Wakefield Street, Arlington, VA 22206

September 2009

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## Capitol Services Chosen as Trash and Recycling Contractor

**C**apitol Services of Virginia has been selected as the Commons trash and recycling contractor. Capitol currently provides trash and recycling services to our North and South Fairlington neighbors. Capitol will begin providing recycling services to the Commons on Wednesday, September 30<sup>th</sup> and trash service on Thursday, October 1<sup>st</sup>.

The selection of Capitol as our trash and recycling contractor will result in a number of significant changes, including:

**Six-Day Per Week Trash Pickup.** Trash will be collected Monday through Saturday. Trash must be in plastic or paper bags. The use of trashcans to place trash out for pickup will not be permitted, and any trashcans placed at the curb will be collected along with the trash.

**Recycling Procedures.** Recycling will still be picked up on Wednesday morning; however, Capitol will place recycling barrels at approximately 18 locations throughout the Commons each Tuesday afternoon for residents to place recycled items. Paper recyclables should be placed beside the barrels for pickup. All other bins including personal containers or those provided by other trash and recycling contractors that are placed in recycling areas or left in the general common element will be collected.

**Large or Bulk Item Pickup.** For the first time, the Commons will have a regularly scheduled bulk pickup. Large items will be collected on the first Saturday of each month.

**Doggie Depot Service.** Capitol will empty and replace the dog waste collection bag at each of our two Doggie Depots. Commons volunteers will continue to restock the small, individual pickup bags at the top of the Doggie Depots.

Additional detailed information regarding our new trash and recycling service is attached to this newsletter and posted online.

## No Warning Parking Enforcement Begins

**O**ur August newsletter talked about changes in enforcement of our parking policy due to an increasing number of complaints from Co-Owners regarding violations, an increase in the number of cars parked in our parking lots, and the commensurate increase in the amount of time necessary to respond to each complaint. **Those changes are in effect with distribution of this newsletter.**

The single most significant change is that a vehicle parked in violation of our Parking Policy may be towed even without warning tickets being issued. Additionally, the towing company has been granted permission to conduct random patrols of our parking lots and to tow any vehicle found in violation of our

Parking Policy. As a reminder - our parking policy is very simple. With a few minor exceptions, any vehicle parked in one of our parking lots must display a Fairlington Commons hangtag **on the rearview mirror** or be subject to towing at the owner's expense. The Parking Policy is available on the web at: <http://www.fairlington.org/CommonsParkingPolicy.pdf>.

Applications for parking passes can be found at: <http://www.fairlington.org/CommonsParkingPassApplication.pdf>

## Annual Meeting Reminder

The annual meeting of the Fairlington Commons Council of Co-Owners will be held Tuesday, October 13<sup>th</sup> in Room 134 of the Fairlington Community Center located at 3308 S. Stafford Street, beginning at 7:30 p.m. The purpose of the meeting will be to elect Board members and to discuss topics of interest.

## Painting Contract

Shamrock Painting (John Healy) has been selected as our painting contractor for 2010 and 2011. Shamrock was selected after the Board voted not to exercise the contract option with the 2009 painting contractor due to a number of issues.

## Trash Fines

Over the past year the Commons has experienced a significant increase in the number of violations of our trash and recycling rules. These violations include trash being put out early or after pickup and residents placing items such as construction trash, wallboard, car batteries, and paint cans out for pickup even after being requested in countless newsletter articles to properly dispose of these items. Our previous method of dealing with

## Fairlington Commons Newsletter

violations was to send a letter to the culprit, and, if violations persisted, to refer the matter to counsel, a cumbersome and expensive method at best.

At its October meeting and on advice of counsel, the Board will consider establishing an enforcement mechanism, including fines, for violations of our trash and recycling rules. One model under consideration is that utilized by North Fairlington. There, violations are assessed against the unit owner's condominium unit at a maximum of \$50 for a single offense, \$10 per day for any offense of a continuing nature, and a \$25 late fee if the fine is not paid within the prescribed time limit. In accordance with Virginia Code § 55-79.84, unpaid fines will become a lien against the unit owner's condominium.

Co-Owner comments are invited.

## Thank You!

A huge ***Thank You!*** to Arnie and Cathy Malin for once again putting on an outstanding year end pool party. It was a great party - your efforts are very much appreciated!

Fairlington Commons Board of Directors		
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