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# Fairlington Commons Newsletter

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3367 S. Wakefield Street, Arlington, VA 22206

September 2011

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## Board Adopts Several New Rules

**T**he Board adopted two new rules and a penalty at its August Board meeting.

First, in response to a number of Co-owner complaints of a possible rat and squirrel infestation, the Board approved the following rule:

*“Animals shall not be fed in the general common element. This includes, but is not limited to, birds, squirrels, raccoons, and foxes.”*

Second, at the urging of our insurance carrier, a rule related to grilling was also adopted:

*“Use of grills within 10 feet of the buildings, on decks, or under decks is prohibited.”*

Finally, a monetary penalty was instituted for violating any of Fairlington Commons’ rules:

*“Violation of the rules of the Fairlington Commons Council of Co-owners is subject to a fine of up to the maximum permitted by the Virginia Condominium Act per occurrence and per day for continuing violations. This includes both rules in the Bylaws and rules passed by the Board of Directors.”*

Those amounts are currently \$50 per occurrence and \$10 per day for continuing violations. Thank you in advance for your cooperation in complying with these new rules as well as all other rules that keep our community safe and maintain it as a desirable place to live.

## New Foliage Coming

The Commons is expected to receive new trees this fall and next year through a program to replace foliage damaged during last year’s wind-storm. Thanks to Brenda Kriegel for leading this effort.

## Candidates Needed For Board Vacancies

**A**t the Annual Meeting of the Fairlington Commons Council of Co-owners set for October 10<sup>th</sup>, the Council will elect four new members to the Board of Directors. To be included on the proxy distributed with the meeting notice, co-owners interested in volunteering for a position should contact any Board member by 6:00 p.m. on September 9<sup>th</sup>. Serving on the Board is a rewarding experience and exposes members to many facets of managing a large association. Volunteers for these positions are essential to the continuing operation of our community.

## Trash Talk

**B**oard members have witnessed ongoing violations of trash and recycling procedures. The most common violation is putting trash out before sunset or curbing trash on Saturday afternoon/evening, which will not be picked up until Monday. Capitol Services collects trash SIX days per week (i.e., every day EXCEPT Sunday). Recycling is collected on Wednesdays.

Recycling and Trash Instructions are posted on our website at:

[www.fairlington.org/CommonsTrashRulesJune2010.pdf](http://www.fairlington.org/CommonsTrashRulesJune2010.pdf)

The Board will enforce its trash and recycling regulations. *Repeat offenders of our trash and recycling rules are subject to a \$50 fine per offense.*

Finally, please weigh down recycled paper to prevent it from being blown throughout our community.

## Parking Policy

As a reminder, under Commons' policy, any vehicle parked in one of our lots without a valid parking permit is subject to towing at the vehicle owner's expense. Before A-1 Towing removes any vehicle, the tow truck driver checks around the vehicle for a visible Commons parking permit (hang tag) and takes photos to document the violation. Authority to patrol Commons' lots was granted to A-1 Towing following a rash of parking violations that prevented resident Co-Owners from parking in lots near their residences.

The cost for replacing a lost or missing hang tag is \$25. Broken hang tags are replaced without charge, provided the broken tag is turned in when a replacement is requested. Each unit may have no more than two hang tags. Contact Arvy Myers (arvy.myers@gmail.com). Direct questions about the towing policy to any Board member.

## In Case You Missed It...

During this spring and summer, there has been a great deal of maintenance activity in our community. In addition, our swimming pool was upgraded with the addition of a wider gate. This satisfies an Arlington County code requirement and will allow emergency and maintenance vehicles easier access to the pool grounds. New metal doors have also been installed at the entrance to the pump room. In addition, repairs have been made to the pool house and adjoining restrooms. This includes electrical and drywall repairs. Additional upkeep, to include, caulking, skimmer replacement and pool deck concrete work is planned for the near future.

Work in other areas of Fairlington Commons has included replacement of aging roofs on five buildings. Several older wooden gutters within the community are also currently being replaced. Upgraded signage was added to the wooden signs at the entrance to each parking lot to conform to County code. The tennis court was power-washed.

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In addition, a contract was signed with Northern Virginia Roofing to begin **systematic maintenance of roofs with long remaining life-spans. This work is scheduled to commence in mid-September.** Soon, older sections of wooden patio fencing will also be replaced. A tree-pruning project is also scheduled for the fall, along with repairs and/or replacement to deteriorating sections of concrete walkways and steps. The focus will be on high priority areas. Talks are also underway with Somerset Landscaping regarding areas of erosion and how to remedy them

### Did You Know?

*The storage of personal items in the general common areas of the apartment-style buildings is prohibited. This is both a violation of our bylaws and may attract the attention of the Fire Marshal. If you are storing personal items in any general common area, please remove the items immediately before they are disposed of.*

### Fairlington Commons Board of Directors

President	John Sinks <i>E-mail jsinks@comcast.net</i>	931-2660
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Secretary	Arvy Myers <i>E-mail arvy.myers@gmail.com</i>	
Treasurer	James Sharpe <i>E-mail grosharp@msn.com</i>	
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