

Fairlington Green Board of Directors
Meeting Minutes

Date: March 17, 2004 at the Fairlington Community Center, Room 4

Attending: Pat McDermott, Vice President

Jeanne Clarke, Treasurer

Joan Trelease, Secretary

Sher Opal, Representing Legum & Norman, Inc. - Property Management Firm

Homeowners: Doug Anderson, Jason Jones, and Barbara Williams

Absent: George Grant, President; Kevin Silard Member at Large

Meeting Called to Order: By the Board Vice President at 7:05pm

Quorum: Determination of a Quorum made by the Board Vice President

Homeowner Forum:

1. Jason Jones

a. Did not see an Agenda item addressing the flyer sent to the community by M. Arpante

Discussion: The Board did not receive a copy of the flyer.

b. The noisy neighbors continue to be a problem, but Mr. Jones has their phone number and contacts them when noise levels are too loud. He is concerned that advertisement for the condo is aimed at college students

Discussion: The By laws states that if noise is a problem, the homeowners can be fined, that there is a procedure to follow. A letter was sent to the homeowners and when problems develop Mr. Jones contacts Ms Opal. The person who is acting as a manager told Mr. Jones he was going to write a letter to the homeowners but Mr. Jones has not seen it.

2. Barbara Williams

a. Requests that cars that do not have a Green tag be notified.

Discussion. All the Board members had a book of parking tickets and if cars are illegally parked notify a Board member. A ticket will be written and if it happens again the car will be towed.

b. While out walking in the Green have noticed increased amounts of dog poop.

Discussion: The Vice President will contact Fair Dogs and inform them of this situation and an article will appear in the next newsletter.

3 Doug Anderson

a. Lights on the walkways were off and now they are on and staying on.

Discussion. The photo sensors have been replaced. In the process of assessing the lighting problems it appears that the lights were tampered with because the electrical box was unlocked. This has been corrected.

b. There has been a lot of pointed rhetoric going around the community about the Board and Legum and Norman. As a homeowner I want the Board and Legum and Norman to know I think they are doing a wonderful job and I appreciate all the wonderful work the Board does on a voluntary basis for this community. I apologize that some neighbors are so emotional and have caused dissent in the community.

Discussion: The Board Vice President and the other Board members thanked Mr. Anderson for his support and reminded all homeowners present to attend the monthly Board meetings and to read the information present on the web page.

c. Request to know what process should be followed to replace the ivy in his yard.

Discussion. Contact the Landscape Committee Chair, Mr. Peter McCarthy and let him know what you want to do. He will present the information to the committee and follow up with you.

d. Requested clarification about a homeowner being sued by the Association.

Discussion. Board Vice President assured the homeowners present that the Association does not sue a homeowner for monies owed. The amount is attached to the unit at the time it is sold.

Approval of minutes: The Vice President moved the minutes for February be adopted. The Treasurer seconded. The minutes were adopted unanimously.

President's Report:

1. Trash can at 32 and Stafford is not being emptied. This will be report to the Kindred's for them to monitor.
2. A Cherry tree has been selected to replace a tree that was removed in the area near 32 and Stafford St. Board approved the purchase of the cherry tree for \$540.00.
3. A letter was received from Seale Engineering that the scheduled replacement of the asbestos roof might be deferred for one year.

Treasurer's Report:

1. The interest income is down by \$2000.00 The administrative costs are down by \$7000.00. The utilities costs are slightly over budget. For this period the ground non-contract is over budget by \$6000.00 and the snow removal is \$4000.00 over the budget. These items should even out as the year progresses except for snow removal.

Committee Reports:

1. Landscape
No Report

2. Newsletter

Last newsletter was sent out in February and the Board and present homeowners praised its content and format. The reason the newsletter is put under your doormat or stuck in the door it is against postal regulations to put any type of written communication except cancelled mail in the mail slots.

Monthly Financial Management Report:

- a. The concrete and asphalt repairs. The walk scheduled for 3/19 to identify the repairs will be rescheduled due to wet weather.

Old Business: None to report

New Business:

1. The masonry contract has not been submitted yet.
2. Sewer Relining. Affected homeowners will be given 2 weeks notice prior to commencing the work. New technology will eliminate the need to do extensive digging and decreases the amount of curing time to a few hours. Based on this technology JED Mechanics has been requested to submit a new price for the work that still needs to be completed.
3. Pool lights are now installed. The next pool project is to assess the need for new tile in the shower areas.
4. The Board was requested to review the 2004 Swimming Rules and Regulations and e-mail any changes to Legum and Norman.

Meeting Adjourned: 7:50pm.

Executive Session:

Submitted. Joan Trelease, Secretary