

SPRING 2005



GREEN LEAVES

A NEWSLETTER FOR THE FAIRLINGTON GREEN COMMUNITY

The Latest and Greatest

Rain Water Drainage Issues

We've had some very heavy rains this Spring, making it clear that we have serious water drainage issues in our community. The Board wants the community to know we are aware of the water runoff challenges and are searching for a viable solution.

There are areas where water flows into back yards leaving standing water. The grounds near some of these back yards show the start of severe erosion. We also have areas where water simply does not drain efficiently, backing up behind drainage grates. Finally, in at least one case a front yard is being eroded by water coming off of a County sidewalk. To date, drains have been installed, grounds have been regraded, and landscaping timbers have been installed to help resolve these problems.

While these actions have had some positive effects, the drainage problems remain. In order to properly address the drainage problems and spend Association dollars effectively, the Board has decided to look for an engineering firm that specializes in water runoff and drainage issues. Hiring one of these firms and then implementing their recommendations is going to be very expensive. However, in the long run, this approach should be more cost-effective than performing additional ad-hoc work without

a professionally developed plan.

These types of firms are not easy to find but our Property Manager has found two of them and is in discussions to obtain bids. We cannot give you a timeline on when solutions will be designed or implemented. However, the Board believes that hiring specialists will put the community on the path to developing a plan that works for Fairlington Green.

COMMUNITY SPIRIT

Special thanks to Fairlington Green residents Bill and Donna Sullivan (Sullivan's Landscaping) for their frequent contribution to our Community by providing relevant and interesting landscaping articles in both our own newsletter and the All Fairlington bulletin. Thank you Bill and Donna for your thoughtfulness and frequent pro bono support.

Maintaining the Beauty

We are blessed to be living in a very beautiful neighborhood of green lawns, shrubs, flowers and magnificent trees. It is our responsibility as members of the Landscape Committee to see to the proper stewardship of these beautiful surroundings. Of concern to us, is the state of our azaleas. Many of our beautiful azaleas are very old. We are losing them due to age and vulnerability to disease and weather extremes. Lace bug

infestations have been a significant problem which we are addressing by a series of three treatments. This will help, but we are asking the Community to consider joining us in this project of restoring our azalea population.

Here is how: please consider planting at least one azalea bush in your common area between now and June. This contribution to your Community will be a lasting one. It will help us in better manage our limited dollar resources as the Board continues to face significant community issues such as water/drainage/erosion and sewer lines costs.

BEAUTIFICATION CONTEST

The Landscape Committee will sponsor a beautification contest offering three prizes for best garden, best patio and best deck. A committee of judges will view the sites of all registrants and report winners on July 15th. *Details will be forthcoming.* We welcome all participants! We hope to have the same enthusiastic participation we received for our Holiday Decoration Contest.

Recent Community Mailing

The recent mailing you received from L&N did not contain the Recreation Pass application as indicated in the memo. This item will be mailed from L&N ASAP.

UPCOMING ASSOCIATION BOARD MEETINGS

The Association's Board of Directors typically meets each month except in August and December. Meetings are held from 7:00-9:00 p.m. in the Fairlington Community Center. Homeowners are encouraged to attend the Board Meetings. Board meetings are scheduled for April 19 and May 17. If you'd like an opportunity to speak during the Homeowner's Forum, please call Sher at Legum & Norman at least one week before the meeting. If you plan on attending a board meeting, please know that sometimes illness or family emergencies may prevent the board from reaching a quorum or the community center may be closed due to inclement weather. In such instances, board meetings will be rescheduled. Cancellations will be posted at the Community Center. You may also check the Fairlington Green website for meeting updates at <http://www.fairlington.org/greenindex.htm>

For more information on Fairlington Green's governance, please consult the Welcome Handbook that you received when you purchased your home, or visit:<http://www.fairlington.org/greenhand.htm>

PROTECT YOUR ELECTRICAL LINES...AND YOUR CHECKBOOK

As many of you already know, some of our neighbors have had to deal with the failure of the electrical utility lines that provide electricity to individual homes. **Replacing these lines is expensive and may run into the thousands of dollars.** If your electric meter is not connected to the outside wall of your building, you are responsible for the electric line connecting your fuse box to the electric meter. The Association has attempted to buy insurance for these lines, but since they are considered the private property of the homeowners, the insurance companies would not permit it.

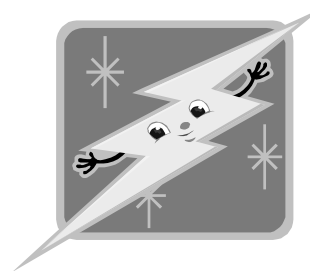
Take Action Now

Dominion Products and Services, an affiliate of Dominion Power, is offering to its residential customers *The Electric Line Repair Program*. This program, through a small monthly fee, is designed to reduce the cost of unexpected electrical repairs to your home.

For more details and to enroll, call: **1-866-645-9811** and have your Dominion Power account number available. It's fast and easy, so don't delay! It appears that not all of the customer service reps are as familiar with the coverage as others. Please ask for **Mr. John Glaneman** in the event that your customer service rep suggests

that Dominion's coverage won't help with the issues being experienced in Fairlington Green. Please be aware that in the event your electric line requires maintenance, ground restoration is the individual homeowner's responsibility. You can also learn more by visiting the Dominion Products & Services Homepage:

http://retail.dom.com/products/warranty/va_electricline.jsp

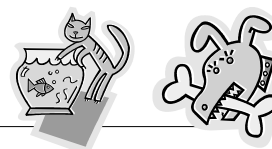


PET INFO FOR NEW NEIGHBORS

Because we have several new neighbors joining our Community we thought it a good idea to put out this reminder to all pet owners requesting their consideration: **Dog owners**....please pick-up/bag your dog's droppings and place in one of our conveniently located receptacles (it's a local ordinance). **Please let**

dogs relieve themselves on the grass terrace between the curb and sidewalk and not on our lawns. We have spent substantial dollars eradicating urine burns on our beautiful lawns. Cats....please seriously consider whether or not you want a pet cat to roam outside your home.

Roaming creates opportunities for disease and also risks from predators. Foxes are living in the area and sightings are not uncommon. Last year several owners sought missing pets.



DON'T TALK TRASH

Trash pick-up is scheduled for 8:00 AM, Mondays through Saturdays, except holidays. **Trash may be placed for pick-up only on the mornings of trash collection. Please refrain from placing trash out the night before as we have an abundance of "critters" who will make a mess of things.** Trash is not picked up on the following Holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Veterans Day, Thanksgiving

Day, Christmas Day **Recycling day is Wednesday.** Recycling covers only glass, plastic and newspaper. Broken-down cardboard boxes are included. Large trashcans for glass and aluminum recycling are placed throughout the community on Tuesday evenings. Newspaper should be packaged so it doesn't blow around, and placed by the trashcans. **Large items** are picked up on the first Saturday of every month by the county. These items

should be placed at the street curb, not at the parking lot curb.

Reminder of the Six (6) Recycling Locations: Please, no trash allowed at these Locations:

3139/3165 S. Stafford Street – End of Houses

3207 S. Stafford/4105 S. 32nd Road – End of Houses

S. Stafford Circle by 3277 S. Stafford

3224/3246 S. Stafford Street – By Parking Lot

End of Parking Lot at 4207 S. 32nd Road

4313 S. 32nd Road/3233 S. Utah Street – Rear/End of Houses on Sidewalk/Parking Lot

Recycling containers are set out at these locations on each Tuesday and picked up on Wednesday morning. The Board has installed small signs designating these locations.

LANDSCAPING 2005 MAINTENANCE SCHEDULES

The following is a planned schedule of landscaping activities that are performed in Fairlington Green in 2004:

- **Mulching**—In progress when newsletter went to press.
- **Mowing, Trimming**

Start 1st week of April and cont. at 7-10 day intervals, weather permitting

- **Edging**

1st mowing visit-all other edgings every other mowing visit

- **Weed Control**—Perpetual
- **Leaf Removal**

Once in November, Twice in December

- **Shrubbery Pruning**

June/August/October

- **Tree Pruning**—January-April
- **Lawn Applications**

Early Spring & then 6-7 weeks after 1st application

- **Horticultural Oil**—Early April
- **Insect & Disease Application**

1st in early summer, 2nd in mid-summer

- **Tree & Shrub Fertilizer**

January-March

- **Aeration & Seeding**

Early Fall

- **Spring Annuals**

Mid-May

- **Winter Pansies**—October
- **Lime**—Early Fall



YOUR ASSOCIATION FUNDS AT WORK

Masonry Repairs: This repair program was mostly completed this past fall - a \$150,000 project. We thank everyone for their patience during this project.

Exterior Painting – For the purpose of painting, our community has been divided into three sections of roughly equal size. Each section is painted every third year, so there are buildings being painted every year. Phase 2 of 3 completed November 2004. Phase 3 will commence later this year in October, 2005.

Sewer Relining Project: Out of the 34 Association-maintained main sewer lines, there are 19 more lines in need of relining. We have completed year two of a five year contract to reline the terracotta sewer lines - \$50,000 a year.

Roof Replacements: Four roof replacements are currently scheduled for 2005, one slate roof and three flat roofs.

Concrete Repairs: All concrete repairs are normally performed in the Fall of every year. The repairs scheduled for this past Fall have been completed. All the concrete sidewalk/steps repairs have been completed for the year. An inspection in the spring will be performed for repairs to be done in 2005.

Parking Lot Repairs: None scheduled at this time but will evaluate condition of lots in the spring.

Tennis Court Repairs: In process of obtaining cost to repair this court, with an anticipated repair scheduled for the spring of 2005.

Spring Planting: The Landscape Committee is preparing list of items for pricing, so planting can be accomplished in the spring or potentially the fall, depending on the status of the landscape budget.

Tree Pruning/Trimming: On an annual basis, usually January-March, the association has selected trees trimmed/pruned and fertilization performed.

Pool work— The Board approved installation of an automatic filling device that will also bring us in line with new County regulations.



New Face at Legum & Norman!

Samantha Sissman has joined the team at Legum & Norman serving Fairlington Green. She replaces Inas Hadieh.

If you need to place a work order for common area maintenance, please call Samantha Sissman at 703-8484369 or email her at ssissman@legumnorman.com. For work related emergencies after hours and on weekends, please call 703-600-6000.

Help Save Our History!

The Board of Fairlington Green is trying to find and preserve as many old Newsletters and Board Meeting Minutes as possible. If you're a long-time resident of Fairlington Green and have copies of old Newsletters or Board Meeting Minutes, we need your help.

Lists of all the old Newsletters and Minutes we have copies of, from the years 1974 through 2000, have been posted on our website. To view the lists, visit our web site at www.fairlington.org/greenindex.htm and follow the links. If you have documents that do NOT appear in these lists and don't mind having a Board Member make copies, please contact George Grant at the phone number listed at the top of each list. If you do not have access to the Internet, George can also provide you a printed list of these documents.

DID YOU KNOW?

You can now view or download a copy of the **Welcome Handbook, Monthly Board Agenda, Board Meeting Minutes and the Green Leaves Newsletters Fairlington Green Website** <http://www.fairlington.org/greenindex.htm>

CARE OF OUR SEWER LINES

Here's a friendly reminder of what one shouldn't place in sinks and/or toilets:

- EGG SHELLS
- GREASE
- LARGE AMOUNTS OF RICE OR PASTA
- LARGE SANITARY ITEMS
- DISPOSAL DIAPERS
- PAPER TOWELS
- STRINGY VEGETABLES, I. E. CELERY
- FACIAL TISSUES, ESPECIALLY ONE TREATED WITH A MOISTURIZER
- TOILET TISSUES TREATED WITH A MOISTURIZER
- DENTAL FLOSS
- KITTY LITTER
- PET OR HUMAN HAIR
- CIGARETTE BUTTS

We ask that each individual owner/resident purchase an enzyme sewer cleaner (Home Depot or hardware store) and on a monthly basis, pour some down all your sewer drains (toilets, tubs and sinks) to keep them clear.

We appreciate your attention to this matter.

On a related front....

What do I do if I have sewer back-up in my unit? If sewage is coming from the lower floor (basement) floor drain or the toilet, it is management's responsibility to respond. Owners should contact Management to call a plumber to make the repairs and a restoration company to get the unit cleaned and sanitized.

What do I do if my kitchen sink backs-up?

Kitchen sink back-ups are the responsibility of the owner.



REPORTING LANDSCAPE

ISSUES

For landscape management purposes, there are three landscape areas in Fairlington Green: **Oak Area** is bordered by 32nd Rd, Utah, 32nd Street and S. Stafford. **Apple Area** is bordered by S. Stafford, 32nd Road and Quaker Lane. **Cherry Area** is bordered by Quaker Lane, 32nd Road, S. Stafford and 33rd Street. Please report any issues you may have with your Area Coordinator listed in the directory below. We will record and process your issue for appropriate action. Thank you.

“Dear, why do our neighbors have reflectors in their garden?”

Wondering why some of your neighbors have reflectors in their gardens? Nope, they're not for keeping the aliens away. However, you may choose to maintain the flower beds adjacent to your unit and forgo the annual mulching and maintenance performed by our landscaping contractor by placing a reflector (they are sold at most hardware stores) in each flower bed you choose to maintain. If you decide to maintain them, weeding and mulching must be done on in keeping with the standards of the community. Please consult the **Flower Bed Waiver** recently sent to you from L&N.

Green Leaves is the newsletter of the Fairlington Green Condominium Association. It is produced and distributed by Fairlington Green neighborhood volunteers.

Thanks to George Grant, Joan Kindred, and Peter McCarthy, for their contributions in this issue.

FAIRLINGTON GREEN BOARD OF DIRECTORS

President
George Grant 703-998-8567

Vice-President
Pat McDermott 703-578-3483

Treasurer
Jeanne Clarke 703-671-2170

Member-at-Large
Kevin Silard 703-820-6698

Secretary
Vacant

Community Email:
FairGreen@Fairlington.org

Fairlington Green Website
<http://www.fairlington.org/greenindex.htm>

USEFUL ARLINGTON COUNTY TELEPHONE NUMBERS

Police (non-emergency) Arlington 703-558-2222

Dominion Power (street lights/power outages) 888-667-3000

Animal Control 703-931-9241

Fairlington Community Center 703-228-6588

Dog Park 703-578-3989

Inside the dog park:

Dog bites (Animal Control) 703-931-9241

People in the park after hours (Arlington County Police) 703-558-2222

Outside the dog park:

Dogs running off leash or Confrontations with dog walkers

Animal Control 703-931-9241

Arlington County Police 703-558-2222

Utah Field Maintenance issues (trash pickup, field conditions, locks and gates, etc.)

7:30 AM to 4 PM

703-228-6525

After hours

703-228-6555

OTHER FAIRLINGTON GREEN CONTACTS

Landscape Committee

Peter R. McCarthy
4201 S. 32nd Road, Oak Area, 703-998-6861

email: mccarthy@careertran.com
Responsibilities: Co-Chair, Committee operations, large trees.

Brenda Burns

4216 S. 32nd St., Oak Area, 703-671-3584

email: brentonio1544@hotmail.com

Responsibilities: Co-Chair, OAK AREA COORDINATOR, (bordered by 32nd Rd., Utah, 32nd St., South Stafford).

Joan Kindred

3275 S. Stafford Street, Cherry Area, 703-931-6458

email: jkind83037@aol.com

Responsibilities: CHERRY AREA COORDINATOR, (bordered by South Stafford, 32nd Rd, and 33rd St.); Landscape Committee Project

Tracking Manager.

Sandi Paige

3134 S. Stafford St., Apple Area
703-671-9244

email: sandrajune9244@aol.com

Responsibilities: APPLE AREA COORDINATOR, (bordered by South Stafford, 32nd Rd, and 33rd St.).

Tania O'Neal

3155 S. Satfford St., Apple Area,
703-933-2160

email: tocsun@comcast.net

Responsibilities: Assistant Apple Area Coordinator

Responsibilities: APPLE AREA COORDINATOR, (bordered by South Stafford, 32nd Rd, and 33rd St.).

Cari Harlach

3236 S.Stafford St., Oak Area, 703-931-9072

email: cbsharlach@hotmail.com

Responsibilities: Coordinator: Special Projects

Kathy Becker

4218 S. 32nd St., Oak Area, 703-931-0050

email:
Kathy.Becker@mail.house.gov

Responsibilities: Courtyard trees and shrubs

Beth Burns

4301 S. 32nd Road, Oak Area, 703-908-5812

email: bburns@aol.com

Responsibilities: Assistant Oak Area Coordinator

Property Manager

Legum and Norman

4401 Ford Avenue

Suite 1200

Alexandria, Virginia 22302

Business Hours:

Monday – Thursday

9:00am – 5:00pm

Friday 9:00am – 3:00pm

Legum & Norman Contacts

Sher Opal 703-848-4339
sopal@legumnorman.com

Samantha Sissman 703-848-4369
ssissman@legumnorman.com

Please email or call Samantha for Maintenance Work Orders

Fax: 703-848-0982

Towing (to retrieve a towed car)

A-1 Towing 703-416-0710

**After Hours and Weekend
Emergency**

703-600-6000