



# GREEN LEAVES



FALL 2007 NEWSLETTER  
THE FAIRLINGTON GREEN ASSOCIATION

## *MESSAGE FROM THE PRESIDENT...*

### **MEET THE NEW MANAGEMENT TEAM ON NOVEMBER 29<sup>th</sup> !**

The Board is pleased to welcome Terry McGuire and the rest of the Cardinal Management team to the Fairlington Green community. Since October 1, 2007 the Cardinal team has initiated the transition of management of the Green from Legum & Norman to their company. The Board is grateful to Terry and his team for working very quickly and under unusually tight timelines to ensure the set up of accounts for homeowners, vendors, and contractors at the beginning of our fiscal year. There will be a few inevitable bumps in the road, but we believe that Cardinal stands ready and able to improve homeowner experiences and to better meet the needs of the community and the Board. Please join us in welcoming the services of Cardinal Management.

On November 29, 2007, the Board and the new Cardinal team will host a homeowner forum so you can hear from the new management group and ask questions and share ideas with them as well. Please plan to join us from 7:30PM-9:00PM at the **Abingdon Elementary School Cafeteria**. For more information about the meeting or any other community or homeowner issues, please contact Terry McGuire at [t.mcguire@cmgmt.com](mailto:t.mcguire@cmgmt.com) or 703.569.5797 ext.5012.

**ANNUAL MEETING OF THE ASSOCIATION...**On September 26 2007, the Fairlington Green Council of Co-owners met to hear from the Board of Directors regarding the activities of FY 2007 and the proposed budget and activities for FY 2008. Some of the important issues discussed at the meeting included:

- A review of a recent study of the association reserve replacement funds and recommendations on future levels for funding and expenditure
- The process and timeline for reviewing and bidding contracts by the Board
- Proposed activities to be carried out by new volunteers needed for a *Community Affairs Committee* (some ideas included, a community volunteer day for FG clean-up and beautification, an end-of-season doggie dip in the pool; and, a neighborhood block party)

- A reminder of FG parking regulations and the need for community members to adhere to rules to avoid ticketing and towing
- A request for how condo fees in the Green compared to other communities in Fairlington

Further follow-up on some of these issues will appear in upcoming newsletters. If you have specific questions or concerns, please feel free to contact the Board at [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com) or me at [stacey.knobler@gmail.com](mailto:stacey.knobler@gmail.com).

While we do not have completely current information available on condo fees throughout Fairlington, the following information was made available to me earlier this year and is included here based on issues raised at the annual meeting:

VILLAGE COMPARISON (CLARENDON INSIDE MODEL)\*

<u>Village</u>	<u>Fee</u>	<u>Effective</u>
North	298	10/1/06
Green	296	10/1/06
Glen	285	1/1/07
Commons	282	1/1/07
Meadows	251	1/1/07
Mews	242	8/1/06
Arbor	190	11/1/06

*\*This table was researched and prepared by Margaret Windus, Treasurer, Fairlington Glen.*

Please let me know if there are issues or topics you would like to see addressed in the future, [stacey.knobler@gmail.com](mailto:stacey.knobler@gmail.com) or [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com).

--Stacey Knobler

**HAPPY HOLIDAYS!**...As the Holidays are here, many Fairlington residents will begin decorating inside, and outside their homes. Please remember some basic safety tips while making your homes shine for the Holiday season. Remember to not overload your electrical outlets. Having too much plugged into one outlet can be a fire hazard. Remember to keep real trees well watered, especially if you have tree lights on the tree. Keeping the tree moist and fresh reduces the chance of fire caused by overheated lights and electrical outlets coming in contact with a dry tree. Most of all have fun while decorating for the Holiday season.

The Fairlington Green Board of Director's wishes all residents a happy and safe holiday season!

**UPCOMING BOARD & HOMEOWNER MEETINGS...**The Fairlington Green Board of Directors will meet on November 29 at 6:00pm in advance of the homeowner forum with Cardinal Management. Please plan to bring matters you have for the Board's attention to the meeting beginning at 7:30PM.

There is no December meeting.

Dates for 2008 meetings will be announced at the homeowner forum. Please also check the Fairlington Green website at: [www.fairlington.org/greenindex.html](http://www.fairlington.org/greenindex.html) for updated information on upcoming meetings, board meeting minutes, the Green Leaves newsletters, the Fairlington Green Handbook, and events.

**KNOW YOUR ASSOCIATION...**Whether you are a long-time resident or new to the community, take the time to get to know your association and about life in the Green.

The governing documents of the condominium are provided to co-owners at settlement and include the Master Deed and By-laws of this Association and other pertinent information. Co-owners are strongly encouraged to read them as they explain their **rights and responsibilities as co-owners**. In addition to these documents, the Welcome Handbook (available on the Fairlington Green website) provides much useful information about living in the Green: <http://www.fairlington.org/greenindex.htm>. All documents are available upon request from Cardinal Management.

If you rent your property, please consider providing copies of relevant information such as trash, parking, pool, and grounds maintenance regulations to your occupants. This can help to avoid inadvertent violations and prevent the need to follow-up with the occupants when you receive notification of the infractions.

### **WE NEED VOLUNTEERS: THE COMMUNITY AFFAIRS COMMITTEE...**

The objectives of such a committee would be to promote a sense of cohesion and community engagement among the residents of Fairlington Green. Events and activities would be designed by the committee and supported by the Board in order to achieve these objectives. One member of the committee would serve as a liaison to the Board in order to periodically update the Board on the activities of the committee. Ideas for events are welcome, too. If you have any suggestions please contact Corry Schiermeyer ([corryschiermeyer@comcast.net](mailto:corryschiermeyer@comcast.net)).

The Board believes that such efforts would make a very positive contribution to the Green. Please consider volunteering. If you are willing to serve the community in this capacity, please contact Corry Schiermeyer ([corryschiermeyer@comcast.net](mailto:corryschiermeyer@comcast.net)) for more

information. We will hope to discuss and establish the committee during one of the next few monthly meetings of the Board.

Additionally, if you would like to be emailed about events or other information regarding Fairlington Green, please send any Board member or the Board email (fairgreen@yahogroups.com) your email information. We will be putting together a listserve to enhance communication with the residents.

## **YOUR ASSOCIATION AT WORK...**

*New trees and shrubbery were planted this fall...*to replace diseased trees removed last spring and to address necessary damage done to shrubbery and other plantings during summer construction. A variety of new trees and shrubs were planted around the community. If you live near to common area plantings, please consider taking responsibility for regularly watering new trees, shrubs, and flowers. Making the most of our landscaping efforts is dependent on homeowner willingness to do their part in maintaining these beautiful assets in the community.

*The annual financial audit...*was initiated earlier this month to review the income and expenditures of Fairlington Green for FY 2007. Because this will cover the period of time in which Cardinal Management Group took over the management of the community from Legum & Norman, the audit will also serve as the transition audit for Fairlington Green. This will ensure that the financial records and accounts of the association have been appropriately transferred and reconstituted under new management.

## **LANDSCAPE COMMITTEE UPDATE**

***FAIRLINGTON GREEN 2007 BEAUTIFICATION CONTEST RESULTS*** We want to thank the Fairlington Green Community for its participation in making our Green the beautiful place it is. The trees, shrubs, flowers and beauty are truly something of which we can all be proud, so thank you for your creativity and energy. Winners of the 2007 Fairlington Green Beautification Contest were selected by the Landscape Committee. Fairlington Green Board and Landscape Committee members were not eligible to compete. Apple House gift certificates valued at \$100, \$50 and \$25 respectively, were presented to the winners. Prize money was provided through contributions from members of the Landscape Committee

First Prize Winner:

Carolyn Long, 4231 S. 32<sup>nd</sup> Road

Second Prize Winner:

Mary Olsen, 4238 S. 32<sup>nd</sup> Street

Third Prize Winner:

Kathy Brion, 3261 S. Stafford Street

Honorable Mention:

Oak Area:

Laura Falconer, 4232 S. 32<sup>nd</sup> Street

Loren Roberts, 4241 S. 32<sup>nd</sup> Road

Annette Sirmon, 4222 S. 32<sup>nd</sup> Street

Pam and Tom Fukuda, 4233 32<sup>nd</sup> Road

Charlene Smith, 3200 S. Stafford Street

Cherry Area:

Jeanne Clarke and Peter O'Reilly, 3271 S. Stafford Street

George Grant, 4101 S. 33<sup>rd</sup> Street

Steve and Myra Ferri, 3265 S. Stafford Street

Bob and Ann Baker, 3273 S. Stafford Street

Neal Fillion, 3259 S. Stafford Street

Helen Maltz, 3251 S. Stafford Street

Apple Area:

Charles Bower, 3183 S. Stafford Street

Clay and Lori Deckert, 3141 S. Stafford Street

Bill and Louise Gueylee, 3157 S. Stafford Street

Steve and Anna Foreman, 3143 S. Stafford Street

June Pickard, 3125 S. Stafford Street

Special Recognition:

Several court yards have truly excelled this year in beauty and creativity. Thank you to all who contributed to these colorful displays. Please visit and enjoy the beauty of:

4216-4222 S. 32<sup>nd</sup> Street

4225-4239 S. 32<sup>nd</sup> Road

4209-4223 S. 32<sup>nd</sup> Road

4301-4323 S. 32<sup>nd</sup> Road

4100-4102 S. 32<sup>nd</sup> Road

Thanks to Laura Falconer, 4232 S. 32<sup>nd</sup> Street, and to Loren Roberts, 4241 S. 32<sup>nd</sup> Road, who continue to contribute to the beauty of the Green by reaching out and beautifying common areas, as well as assisting neighbors. Their acts of sharing are truly appreciated. Thank you Laura and Loren.

A thank you, also, to Mary and Christy Dixon, 3206 S. Stafford St., for their drought relief work in watering five young trees, one being the new elm which has grown to well over twenty feet in height since being planted three years ago; and also for their beautiful garden.

Additionally, it should be noted that Mary Olsen, Oak Area, our second place winner, accomplished this feat while dealing with one of the most serious flood/drainage issues in the Green. Congratulations again, Mary.

***DO YOU HAVE A LANDSCAPE ISSUE?...***

Contact your Fairlington Green Area Coordinator. For management purposes each of the three "islands" that comprise Fairlington Green have been given the name of a tree dominating that area: Oak, Apple and Cherry. Contact your Area Coordinator and they will assist you with your needs.

***Oak Area:*** Closest to the pool, bordered by 32<sup>nd</sup> Road, S. Utah, 32<sup>nd</sup> Street, S. Stafford: Brenda Burns, Co-Chair, 703-671-3584 or email: [brentonio1544@hotmail.com](mailto:brentonio1544@hotmail.com)

***Cherry Area:*** Closest to Fairlington Community Center, bordered by 33<sup>rd</sup> Street, S. Stafford, 32<sup>nd</sup> Road and Quaker Lane: Joan Kindred, Co-Chair, 703-931-6458 or email: [jkind83037@aol.com](mailto:jkind83037@aol.com)

***Apple Area:*** Closest to the dog run, bordered by S. Stafford, Quaker Lane and 32<sup>nd</sup> Road: Sandi Paige, Co-Chair, 703-671-9244 or email: [sandrajune9244@aol.com](mailto:sandrajune9244@aol.com)

Other members of our Landscape Committee are Cari Harlach, Beth Burns, Kathy Becker, Peter McCarthy, Co-Chair, and our pro bono advisor, Bill Sullivan of Sullivan's Landscaping.

**PET ETIQUETTE FOR FAIRLINGTON GREEN NEIGHBORS...**Pets bring enjoyment to many of the households within Fairlington Green. Animal residents and owners are reminded of efforts to take to keep our furry friends good neighbors.

**Dog Owners...**County ordinance requires you to pick-up and bag your dog's droppings. These droppings can be placed in any of the conveniently located receptacles throughout the Green. Be courteous of your neighbor's lawns and gardens, and **have dogs relieve themselves on the grass terrace between the curb and sidewalk and not on our lawns or in our planting beds.** We have spent substantial association funds eradicating urine burns from our beautiful lawns and hope to spare such expenses in the future.

A recent pet safety issue has presented itself in the form of substantial numbers of baby back rib bones are being found along curbs and curb grass terrace areas. Rib bones and chicken bones will choke dogs as well as being a source for disease. The

source of the bones may be discards from automobiles or from garbage bags being torn open by squirrels, crows and other animals.

**Cat Owners...**Please seriously consider keeping your feline friends from roaming freely in the neighborhood. Roaming creates opportunities for disease and risks from predators. Foxes are living in the area and sightings are not uncommon.

**PARKING....PLEASE BE A COURTEOUS NEIGHBOR...**We have received several complaints regarding numerous vehicles without parking permits that have been parked for long periods of time in the reserved parking lots.

Please remember each residence is allowed one car to be parked in the Fairlington Green lots and you must make visible your parking permit while parked in the reserved lots. All guests should park on the street, not in our lots. If you have guests visiting, please make sure they know to park on the street, not in the reserved parking lot.

Members of the Board of Director's will issue parking tickets to those who are violating the parking regulations. Additionally, Board members may also tow any vehicle parked in reserved lots without parking permits. While the Board does not wish to issue tickets or tow vehicles, repeated complaints to the Board will require action.

**WATCH FOR BIRDS IN YOUR VENTS...**Last year some residents had to deal with birds building nests in dryer vents. Birds can introduce all sorts of fun little bugs into your house through the vent. More importantly the nests can significantly block the flow of air almost rendering your dryer inoperable and cause a build up of heat within the vent potentially creating a fire hazard. This problem can be easily and cheaply remedied by placing some metal mesh wire over the outside vent opening, blocking the birds from being able to get in to build nests. Often you may not know the birds are fast at work on the vent, but you may notice a rapid decline in the functionality of your dryer. The problem can pose some minor health to severe safety issues for you and your neighbors' homes.

**TRASH TALK...**Trash pick-up is scheduled for 8:00 a.m., Mondays through Saturdays, except holidays. Trash may be placed outside for pick-up only on the mornings scheduled for collection. Please refrain from placing trash out the night before pick-up. These bags will attract rodents and other pests and often lead to trash being spread around the neighborhood. When this occurs, please consider removing this trash and other litter when you find it in the community.

Trash is not picked up on the following holidays: New Year's Day, President's Day, Memorial Day, 4<sup>th</sup> of July, Veterans Day, Thanksgiving Day, and Christmas Day.

**RECYCLING DAY IS WEDNESDAY.** The only products recycled include glass, plastic, aluminum, and newspaper. Broken-down cardboard boxes may also be included. Large trash cans for co-mingled products are placed throughout the community on Tuesday evenings. Newspaper must be wrapped or packaged to prevent it from blowing loose and littering the community grounds. It should be placed next to the large recycling trash cans. **LARGE ITEM PICK-UP** is scheduled on the **FIRST SATURDAY** of **EVERY MONTH** by the County. These items should be placed at the street curb, **NOT** the interior parking lot curbs.

**RECYCLING CONTAINER LOCATIONS ARE MARKED WITH SIGNS POSTED AT THE FOLLOWING SIX (6) LOCATIONS:**

- 3139/3165 S. Stafford Street: At the parking lot curb for these houses
- 3207 S. Stafford/4105 S. 32<sup>nd</sup> Road: End of the houses
- S. Stafford Circle by 3277 S. Stafford
- 3224/3246 S. Stafford Street: At the parking lot curb
- End of the parking lot at 4207 S. 32<sup>nd</sup> Road
- 4313 S. 32<sup>nd</sup> Road/3233 S. Utah Street: Rear/end of houses on the parking lot sidewalk

**CARE OF OUR SEWER LINES...**We are again experiencing back ups in our sewer lines. Here's a friendly reminder of what should not be placed in sinks or waste disposals, drains, and/or toilets:

- Egg shells
- Grease
- Large amounts of rice or pasta
- Coffee grinds
- Stringy vegetables, e.g., celery, corn husks.
- Large sanitary items
- Disposable diapers
- Paper towels
- Facial tissues, especially those treated with moisturizers
- Toilet tissues treated with moisturizers
- Dental floss
- Cat Litter
- Pet or human hair
- Cigarette butts

We ask that each individual owner/resident purchase an enzyme sewer cleaner (available at most home improvement and hardware stores) and on a monthly basis pour some down all of your sewer drains (toilets, tubs, sinks) to help to keep the lines clear. We appreciate your attention and assistance in this matter.

*What do you do if you have a sewer back-up in your unit? If sewage is entering through lower floor (basement) drains or toilets, it is the management's responsibility to respond. Owners should contact Cardinal to schedule a plumber for repairs and a restoration company to clean and sanitize the unit.*

**COMMUNICATIONS COMMITTEE...**We still need good input and ideas. We are looking for volunteers to help with the newsletter GreenLeaves and overall communications activities for the community. We are working on providing quality communication between the Board, the Management Company, and the residents of Fairlington Green. If you are interested in contributing to GreenLeaves or the website or if you have other ideas for us to better communicate, please contact Corry Schiermeyer, [corryschiermeyer@comcast.net](mailto:corryschiermeyer@comcast.net) or April Isenhower, [aprilisenhower@hotmail.com](mailto:aprilisenhower@hotmail.com).

Please check the Fairlington Green web page, [www.fairlington.org/greenindex.htm](http://www.fairlington.org/greenindex.htm), for updates on what is going on in the Green.

## Fairlington Green Board of Directors

Stacey Knobler, President  
3161 S. Stafford Street  
Phone: 703.822.5980  
Email: [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com)  
[stacey.knobler@gmail.com](mailto:stacey.knobler@gmail.com)

Corry Schiermeyer, Vice President  
Email: [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com)

Andrew Coleman, Treasurer  
Cell Phone: 512.289.2381  
Email: [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com)

Shawn Whitman, Secretary  
Email: [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com)

Milam Mabry, Member at Large  
Email: [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com)

**Cardinal Management Company**  
4330 Prince William Parkway, Suite 201  
Woodbrigde, VA 22192  
Telephone: 703.569.5797  
Fax: 703.866.3156

**Community Manager**  
Terry McGuire, Vice President  
Telephone: 703.569.5797 ext. 5012  
Email: [aprilisenhower@hotmail.com](mailto:aprilisenhower@hotmail.com)

**Assistant Community Manager**  
Justin McGahan  
Email: [aprilisenhower@hotmail.com](mailto:aprilisenhower@hotmail.com)

**Accounting Representative**  
Cena Powell  
Email: [aprilisenhower@hotmail.com](mailto:aprilisenhower@hotmail.com)

**Towing (to retrieve a towed car)**  
A-1 Towing, 703.416.0710

## USEFUL ARLINGTON COUNTY TELEPHONE NUMBERS

Police (non-emergency)	703.558.2222
Dominion Power	888.667.3000
Animal Control	703.931.9241
Dog Park (Parks & Recreation)	703.578.3989
Dog Bites & Running off-leash (call Animal Control)	
Use of Park After Hours (Police)	703.558.2222
Utah Field Maintenance Issues (trash pick-up, field conditions, locks and gates, etc)	
7:30am to 4:00pm	703.228.6525
After Hours	703.228.6555