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# GREEN LEAVES

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The Newsletter of the Fairlington Green Condominium Association

January 2002

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## BOARD NOTES

### Annual Meeting

At the Fairlington Green Annual Election/Budget meeting on September 5, 2001, the annual budget was approved with a five percent increase in association fees. This is the first increase since 1998. The new fees became effective October 1, 2001.

Board members for 2001-2002 are: George Grant, President; Pat McDermott, Vice-President; Joan Trelease, Secretary; Jeanne Clarke, Treasurer; Keith Zielinski, Member-at-Large.

To all those who attended the annual meeting, thank you! Almost the entire meeting was taken up by discussion of the proposed increase in Association fees. Other items addressed included the pending installation of three trash receptacles, the pending completion of the multi-unit stairwells, and the establishment of direct lines of communication with Fair Dogs.

The Board of Directors normally meets on the third Wednesday of the month. The next scheduled meeting is February 21, 2002, at 7 PM in the Fairlington Community Center. All are welcome to attend.

### E-mail the Board

Contacting all members of the Board of Fairlington Green is as easy as sending an e-mail. Send your problems, concerns, complaints and compliments to:

[FairlingtonGreen@Onebox.com](mailto:FairlingtonGreen@Onebox.com)

An e-mail sent to this address is immediately sent to all Board members, and Sher Opal, our Community Manager.

### Volunteers Needed!

Could you spare a few minutes of your time to assist with delivery of **Green Leaves**? If you can distribute the newsletter, please call Mary Marshall, 703-575-8244. A packet of newsletters will be delivered to your door, which you then distribute to your neighbors. Thank you!

# TRASH TALK

In the last few newsletters, we have reminded you not to put your trash out before 6:00 in the morning. Yet, some members of the community continue to put it out the night before. Some have also been putting trash out on Saturdays AFTER the morning pickup so that it remains an eyesore until Monday mornings. This has been causing a major problem with our aggressive squirrel and crow population as well as with other wildlife. Bags left out overnight are just an invitation to the local rodent and bird population to hang out in our neighborhood and feast, which they happily do, leaving trash strewn about.

The Virginia Condominium Act allows the Board to levy fines for non-compliance of the Rules in the amount of \$50.00 per occurrence. If the problem continues, the Board may exercise its right to levy a “fine” on those residents who violate the rules.

Our trash pick-up is scheduled for 8:00am, Mondays through Saturdays, except holidays. Trash is to be placed in secured plastic bags outside your fenced yard gate. If you do not have a fenced yard, the neighbors have selected an area in your location for the trash to be placed. Ask your neighbors for the location.

Recycling day is Wednesday. Large trashcans are put out for glass and aluminum can recycling on Tuesday evenings. Newspapers should be contained so they won't blow around and placed by the trashcans.

Large items are picked up on the first Saturday of every month. These items should be placed at the street curb, not at the parking lot curb.

Trash **is not** picked up on the following holidays:

New Years Day (January 1)

President's Day (3<sup>rd</sup> Monday in February)

Memorial Day (4<sup>th</sup> Monday in May)

Independence Day (July 4)

Labor Day (1<sup>st</sup> Monday in September)

Veterans Day (November 11)

Thanksgiving Day (4<sup>th</sup> Thursday in November)

Christmas Day (December 25)

## **New Common Area Trash Cans Installed**

The Association recently installed three common area trashcans. They are located at the bus stop at the corner of Stafford Street and 32<sup>nd</sup> Road; midway between 32<sup>nd</sup> Road and Utah Park; and on South 32<sup>nd</sup> Street.

# **WINTER WONDERLAND**

## **IN CASE OF SNOW**

We have been fortunate to have such a warm fall and early winter, but with the turn of the year the weather has grown colder. The winter crews work hard and will try to get paths dug quickly for everyone (as they did last year); however, we still recommend that you keep a shovel and salt or ice melting chemicals on hand.

Legum and Norman maintains a list of individuals who may have special difficulties during times of snow and ice (for example, the disabled or elderly). The snow removal crews will be sure that these people receive the assistance they need. Please contact Sher Opal to be placed on the list.

And of course we can all help by being good neighbors – checking on those who may need assistance, keeping shoveled walkways clear, sprinkling a little salt on ice patches to help melting, etc.

## **Time To Winterize**

Now that the cold weather is upon us, please make sure that you turn off any outside water. Pipes and hoses freeze very quickly. Disconnect hoses, turn off the water from inside your house and open the outside faucet or valve to drain all of the water out of the pipes. Burst pipes are messy and costly to repair.

## **Landscape News**

Thank you to all the Community Members who created beautiful gardens and added great color to the Green during spring, summer and fall. Please continue the spirit by thinking about how we can make our Community even more beautiful next season. Watering continues to be a problem for us. If we can all be more sensitive to watering during spring, summer and fall, we will have an even more beautiful place to call home.

While some of us are just beginning to dream of spring flowers and peruse gardening catalogues, the landscape committee is hard at work over-seeing the pruning of trees throughout the Green. This is part of the normal cycle of tree maintenance. If you have a concern about a particular tree, please contact Legum and Norman or Peter McCarthy of the Landscape Committee.

# **MAINTENANCE ISSUES**

## **Lights On!**

If you spot a carriage/pole light that is out, please report it to Jerry and Joan Kindred at 931-6458. Jerry and Joan walk the property regularly and keep an eye out for such problems. Thank you, Jerry and Joan!

## **Sewer Lines**

Fairlington Green will be replacing a collapsing sewer line in the early spring. Although this particular line is simply reaching the end of its useful life, there are some things that unit occupants can do to help protect sewer lines. The current sewer lines are made of terra cotta and date from 1943. These lines have many junctions and from time to time tree roots have grown into them. If anything that can snag on the roots goes into the line, blockages and basement backups can result. Kitty litter, grease, sanitary napkins, facial tissues, paper towels and baby wipes can all cause major blockages. (Did you know that toilet paper is designed to dissolve quickly in water, while facial tissues and other paper products are not? Help protect our aging sewer lines!

## **Attention! Stairwell “B” Units**

One of our residents, who lives in a stairwell “B” unit, found that her clothes dryer was not vented outside and simply blew all of the exhaust into a crawl space. A contractor found there was an existing dryer vent in the roof, but it had been covered by insulation. An adjacent neighbor found the same situation, and both residents simply attached the exhaust hoses to the roof vents, ending years of moisture and dust problems in their units. If you live on the top floor of a stairwell unit, you may want to check your dryer vent!

## **Parking**

Every few months we seem to have problems with vehicles parking in our off-street lots without a properly displayed parking tag. Because there is only limited off-street parking, each unit in Fairlington Green is allotted only one parking tag. The parking tag is assigned to the unit and should be given to the new owner when a property is sold. Replacement tags must be purchased. The tag should be displayed on the rear-view mirror. When a car is found without a properly displayed tag, it is normally given one warning ticket. Multiple offenders are towed. Please be considerate to your neighbors and avoid being towed by obeying our parking restrictions.

# FAIR DOGS

Since December 1, the dog exercise area at Utah Park opens at 9 AM on Saturdays and Sundays. An agreement on this new opening time was reached with Fair Dogs and Arlington County.

FAIR Dogs and the Fairlington Green Council have written to the Arlington Animal Warden to step up enforcement of the no-leash law in Utah Park outside the dog park. It is imperative that dog owners, whether they are using the dog exercise area or not, abide by the law and keep their dogs on leash unless they are inside the fence of the dog park. The County parks department will post additional and clearer signs explaining this rule. The County will also be planting more pine trees on the hill between the dog park and Stafford Street to help cut down on noise. The trees that are already there were planted as a noise buffer when the baseball field was created. FAIR Dogs is looking into hiring a sound engineer to recommend other feasible ways to block noise from the dog park to nearby residents. FAIR Dogs is committed to funding those projects the engineer says will help. FAIR Dogs and the Fairlington Green Council are investigating, through the County parks department, ways to re-route pedestrian and vehicular traffic to the dog exercise area so as to lessen the impact of dog park users on the neighborhood.

## WHOM TO CONTACT IN FAIR DOGS

Generally speaking, any questions, comments or complaints about the Utah Field Dog Exercise Area in Fairlington should be directed to a member of the FAIR Dogs, Inc.

Board of Directors:

Brian MacKeil	703-578-3989	Tom McQuillan	703-578-4869
Jincy Boerner	703-845-5531	Hilary Foster	703-933-0953
Terri Dunham	703-824-8349	Kathy Shoreman	703-820-1715

However, sometimes issues arise during the work day, late at night, or at other times when the volunteer board members may not be available. The following are a list of contacts for

### Inside the dog park:

Dog bites

Animal Control 703-931-9241

People in the park after hours

Arl. County Police 703-558-2222

### Outside the dog park:

Dogs running off leash

Confrontations with dog walkers

Animal Control 703-931-9241

Arl. County Police 703-558-2222

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

7:30 AM to 4 PM

Arl. County Dept. of Parks,  
Recreation and Community  
Resources 703-228-6525

After hours

Arl. County Dept of  
Public Works 703-228-6555

**Fairlington Green Points of Contact**  
**Board of Directors**

President	George Grant	703-998-8567
Vice-President	Pat McDermott	703-578-3483
Secretary	Joan Trelease	703-379-0847
Treasurer	Jeanne Clarke	703-671-2170
Member-at-Large	Keith Zielinski	703-824-8210
Newsletter	Mary B. Marshall	703-575-8244

**Landscape Committee:**

Peter McCarthy, Co-chair, Grass/shrubs  
703-998-6861, mccarthy@careertran.com

Brenda Burns, Co-Chair, Beautification,  
“Oak Area” (bordered by 32<sup>nd</sup> Rd., Utah, 32<sup>nd</sup> St., South Stafford)  
703-671-3584, brentoni@starpower.net

Joan Trelease, Co-Chair, Support/Board Liaison  
703-379-0847, jwtnc@cs.com

Cari Harlach  
cbsharlach@hotmail.com

Barbara Vetter  
“Apple Area” (bordered by South Stafford and Quaker Lane)  
vetterb@osd.pentagon.mil

Mary B. Marshall  
703-575-8244, marshallmb@state.gov

Vacant  
“Cherry Area” (bordered by South Stafford and 33<sup>rd</sup> St.)

**Property Manager**

Legum and Norman  
4401 Ford Avenue, Suite 1200  
Alexandria, Virginia 22302  
Business Hours:  
Monday – Thursday 9:00am – 5:00pm  
Friday 9:00am – 1:00pm

After Hours and Weekend Emergency  
703-600-6000

**Community Manager**

Sher Opal 703-848-4339  
Maintenance Work Orders:  
Inas Hadieh 703-848-4325  
fax 703-848-0982

Towing (to retrieve a towed car)  
A-1 Towing 703-416-0710

**Other Useful Phone Numbers**

Police (non-emergency)  
Arlington 703-558-2222  
Alexandria 703-838-4444  
Animal Warden 703-931-9241  
Dog Park 703-578-3989

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

Fairlington Community Center 703-228-6588