

JUNE 2005

GREEN LEAVES



A NEWSLETTER FOR THE FAIRLINGTON GREEN COMMUNITY

New Community Manager Announced

Fairlington Green has a new community manager at Legum & Norman. His name is Steve Navar. Steve has worked in community management for 12 years. He writes, "I recently joined Legum & Norman, bringing 12 years of experience in Property Management. I've previously held the position of Registered Cooperative Manager, managing a portfolio of six properties. I also served as a Property Director for a single property for more than two hundred units. My responsibilities included personnel management, handling administrative and operational needs of communities and projecting and managing budgets within my portfolio. In addition, I have extensive contract and procurement and management experience. I look forward to having a close working relationship with the Board and providing a great service to the community."

Next time you talk to Steve, please extend a warm welcome.

Sher Opal, our community manager for the past 16 years, served our community well and provided a great deal of continuity and stability for our community's volunteers. The following is a letter from Sher to the community:

"Well, it has been sixteen (16) years and it is time for a change. I love Fairlington, but it is time to say goodbye. It is time for a new adventure for me and some fresh new ideas from your new Community Manager.

I'd like to introduce Steve Navar, as

your new Community Manager. Steve comes to you with years of experience in the management field. I feel confident that Steve will bring to the community those new ideas, I spoke of and hopefully some better ways to manage your community.

In my new adventure, I will be managing a new and growing community, Lorton Station Community Association in Lorton Virginia - 900+ units. This community was just turned over to the owners and the new Board is enthusiastic and full of energy. Very exciting being involved in forming a new community!!

It has been a pleasure serving you over the years and wish you all many happy years in your lovely community. I especially want to thank Board Members, George Grant, Patricia McDermott, Jeanne Clarke and Kevin Silard who have been just wonderful to work with over the years. I also want to wish the new Board Member, Andrew Coleman, all the best in working with this great Board. You all should be very grateful that you have a very dedicated and hard working Board.

I cannot forget Peter McCarthy, Co-chair of Grounds/Landscape Committee. A wonderful man and dedicated volunteer to the community. It's been a pleasure. The other individuals that have been a true godsend to the community are Joan & Jerry Kindred. They keep your community clear of trash and in the past changed light bulbs and reported work orders to management. I will miss our conversations and emails.

I cannot forget to thank all the other dedicated volunteers and contractors that keep your property values going up. Many thanks to Leslie Engelking, who takes care of all your maintenance needs, and his dedicated staff. They are like employees to the community and you should be very grateful for this dedicated relationship to maintain Fairlington Green.

Now it is time to say goodbye. It has been a pleasure serving the community. Keep up the good work. I will miss you all.

My very best, Sherrille A. Opal, PCAM"

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 June 16th and July 27th. If you'd like an opportunity to speak during the Homeowner's Forum, please call Steve 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>

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.

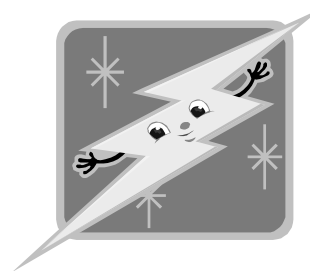
Take Action Now

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

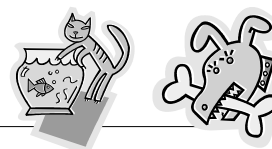


PET INFO FOR NEW NEIGHBORS

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 2005:

- **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.

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. An inspection will be performed this summer in time for repairs this fall.

Tennis Court Repairs: At press time, repairs to cracks in the courts surface are under way.

Drainage Work: The Association will be engaging with a hydrotech engineering firm to access the host of storm water run-off problems facing our community.



New Faces at Legum & Norman!

Steve Navar and Samantha Sissman have joined the team at Legum & Norman serving Fairlington Green. They replace Sher Opal and Inas Hadieh, respectively.

Steve is our Community Manager and may be reached at Community Manager 703.848.4316 (Direct) or snavar@legumnorman.com.

If you need to place a work order for common area maintenance, please call Samantha Sissman at 703-848-4369 or email her at ssissman@legumnorman.com. For work related emergencies after hours and on weekends, please call 703-600-6000.

THE FAIRLINGTON GREEN BOARD PREPARES FOR FISCAL YEAR 2006

The 2006 Fairlington Green budget will be presented to homeowners at the annual meeting on September 7, 2005. The proposed budget will be sent to homeowners prior to the meeting. The Board has already begun work on the 2006 proposed budget based on current 2005 expenditures and estimated expenses for 2006. To date in 2005, the following line items are expected to end the year over budget:

1. Utilities – Arlington County increased water and sewer rates in 2004 and we will be over budget in this line item. Arlington County is expected to again increase these rates by 15%. The Board will budget according to the estimated overage and the proposed increase.
2. Insurance – It is expected that insurance increases will level off in 2006 and any increase will be minimal as compared to the post 9/11 era, a projected 5 – 10 % increase.
3. Snow removal is over budget by

\$7,400.00. This line item will be increased accordingly in 2006 as for the past four years; we have been over budget in this category.

4. Legal – We continue to be over budget in this line item due to items that must be addressed as far as the workings of the board and issues that arise with homeowners. Legal work is over budget to date in the amount of \$4,800.00.

Big Ticket Projects – The Association will need to replace several roofs in FY 2006. The Association is also faced with a serious drainage issue that must be repaired before further damage occurs. The funds for this work will come from the FY 2005 and FY 2006 budgets. The work that will occur in 2005 had not been budgeted for.

Apart from the normal operating budget, there is the replacement reserves schedule that addresses all capital long term expenditures that include both repairs and improvements such as roof replacement work, concrete repairs, landscape

work and the recreational facilities such as the pool and tennis court. Our reserve funds have been partially depleted due to the over-budget items described above and there will be the need to replenish these reserve funds.

The Board will continue to scrutinize contracts before renewing and will seek at least three bids to ensure that we are getting the best deal possible for Fairlington Green residents.

The Board is looking for a volunteer with long-range financial forecasting skills to help the Association plan for expenditures over the next ten to twenty years. The goal is the generation of a document that is easy to read and alter spreadsheet reflecting interest rates, rate of inflation, etc. This document can then be passed on to future Boards for more accurate forecasting. We would like to begin work on this in the late Fall to early spring.

WATER CONSERVATION TIPS

As mentioned in the article above, the water bill for our community is rising every year. We can all do our part to help decrease what the community pays out in water bills by practicing water conservation.

Here are some tips for using water more efficiently:

Tips for Inside Your Home:

Inspect your home for leaks. Unfixed drips can waste hundreds or thousands of gallons of water a month. Some common leak locations are:

Bathroom Toilets: The toilet is leaking if you can see or hear water running after the tank has stopped filling. A silent leak can be found by dripping some food

color in the tank and waiting 10 minutes. If color appears in the bowl, you have a leak in the tank.

Do not use your toilet to flush items that can go in a garbage can.

Sinks and Tubs: If water continues to drip after the faucet is shut off, you may have either worn washers or a worn valve stem.

Do not let water run while you shave, brush your teeth or wash your face.

Dishwashers and Clothes Washers: Operate these appliances with full loads whenever possible.

Food preparation: Do not let the water run while you prepare or wash foods. Use the stopper and fill the sink.

Tips for Outside Your Home:

Check for leaks in pipes, hoses, faucets and couplings.

Driveways and Sidewalks: Use a broom to clean these areas.

Lawns and Gardens: Water only when needed, and when it is needed, deep soak the lawn and garden areas. Water early or late in the day when temperatures are cooler to avoid unnecessary evaporation.

Washing the Car: Use a bucket of soapy water and use the hose only for rinsing.

Children: This might be the toughest tip to enforce. Tell the kids not to play with the hose or sprinkler.

THE POOL IS OPEN!

The Pool opened Memorial Day weekend and will remain open Through Labor Day. Until June 24th, the pool is open weekdays 4:00 p.m.-8:00 p.m. and on weekends 10:00 a.m.-8:00 p.m. After June 24th, the pool is open daily from 10:00 a.m.-8:00 p.m.

The pool is in tip-top shape this year with the investment of a new pump and filtration system. The water is cool and refreshing, so come on down, soak up some rays, and hang with your neighbors.

Regarding access to the pool, one pass will be issued without charge for each owner/resident in good-standing and one guest pass (valid for 35 admissions) will be issued without charge for each unit. Replacement passes will be issued upon payment of \$5.00.

Passes are not transferable.

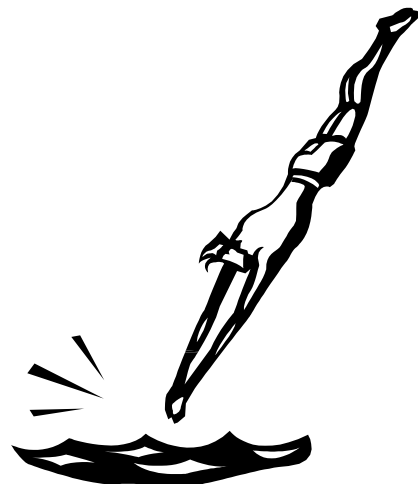
Each resident is required to submit his/her up to date Fairlington Green Recreation pass to the pool manager, wherever he/she may be sitting, upon entering the pool area, and

to remove it upon departure for the day.

Guests are permitted at the pool enclosure if accompanied by a resident showing a valid Fairlington Green Recreation pass and Guest Pass. The resident shall enter the guest's name in the pool registration book as "Guest of." Special permission of the pool manager, i.e., the guard in charge, is required for residents wishing to bring more than five (5) guests at a time. A guest is defined as anyone not entitled to a Fairlington Green Recreation pass, currently valid.

Century Pools, a professional swimming pool management service, is responsible for the maintenance, cleanliness, safety and order in and around the swimming pools. Employees of the pool management company are in full charge of the pools at all times, and responsible for the enforcement of these rules and regulations. At least one employee who holds an Arlington County Swimming Pool Operator's License will be on duty at the pool at all times. The pool will operate

with an additional guard on weekends and holidays.



NEW BOARD MEMBER ELECTED

At the April 19, 2005 Board Meeting, the board approved Andrew Coleman as a new board member to fill the position vacated by Joan Trelease. Andrew's term lasts only until the 2005 Annual Meeting when Joan's term would have expired. Andrew moved to Fairlington in February. Possessing a desire to take an active role in our community, he volunteered to assist the board and was appointed interim Secretary. During the day, Andrew follows the equity markets

as an Associate Research Analyst for Friedman, Billings, Ramsey & Co., Inc., while his nights have been busy painting and remodeling his town home.

Andrew has both a bachelor's degree in engineering and a master's degree in business administration. Before living in Arlington, he lived, worked, or visited five continents and he was raised in Pacific Grove, California - on the Monterey Peninsula. Finally, when time allows,

Andrew can be found on a nearby golf course.

The board is very appreciate of Andrew's willingness to step up and get involved. His level head and business acumen will be an asset to the community.

ABOUT GREEN LEAVES



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, Jeanne Clark, Pat McDermott, Peter McCarthy, Steve Navar, and Sher Opal for their contributions in this issue.



KEEPIN' THE GREEN *GREEN*

NEWS AND INFO FROM THE LANDSCAPING COMMITTEE

Shrubbery!

Treatment for ornamental trees and lace bug treatment of azaleas will occur during this period. Additionally, pruning and trimming of shrubbery began when the final bloom of azalea and other flowering shrubs occurred.

MAINTAINING THE BEAUTY

Hot weather and dry spells will soon be upon us. Please water our grass, shrubs, trees and flowers. Thank you for your consideration.

As we noted in our last newsletter, the state of our azaleas is of concern. 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 through a series of three treatments that began last month. 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 the end of June. This contribution to your Community will be a lasting one. It will help us in better managing our limited dollar resources as your Board continues to face

significant community issues such as water/drainage/erosion and sewer lines costs.

Thank you, thank you, thank you

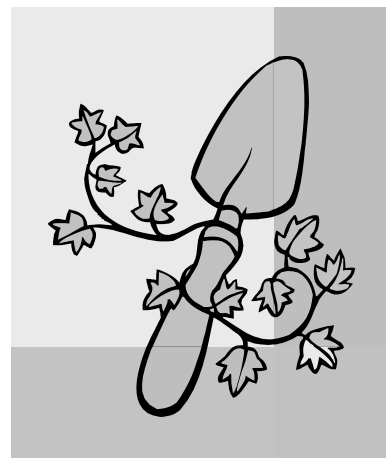
*to the many members of the Green who have heeded our call to plant azaleas, in many cases, numerous beautiful new bushes.

*Thank you also to those who have truly gone "above and beyond" by planting azaleas, flowers and bulbs throughout the community. Bill and Donna Sullivan (Sullivan's Landscaping) and Laura Faulconer are but two examples of this generosity. We are sure there are many others, and we thank you.

*Thank you to Michael Farrow and John Patton for providing the six young elm trees which have now been planted in the Community. We ask your support in watering these young trees if you are near their location. Thank you. As you may know, the great American Elm tree is now making a come back after almost total devastation from Dutch Elm Disease. We appreciate Michael and John's thoughtful contribution to our Community.

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



FAIRLINGTON GREEN GARDEN BEAUTIFICATION CONTEST

To recognize beauty in gardens, patios, and decks, the Landscape committee is sponsoring a beautification contest. Use your green thumb, creativity and originality to design your space. You have until Tuesday, July 12th to complete your work. The judging will be done by the landscape committee. The winners and prizes will be announced on Friday, July 15th.

The definitions of the areas are: Patio-paved/gravel/fenced area adjoining the house. Deck— rear outside tier of the house. Garden— plot of ground outside the house and backyard.

Sign up by submitting your name, address, phone number, email address, and in which category(s) you will be competing, to Peter McCarthy at mccarthy@careertran.com or 4201 S. 32nd Rd., no later than July 8th.

**FAIRLINGTON GREEN
BOARD OF DIRECTORS**

President
George Grant 703-998-8567

Vice-President
Pat McDermott 703-578-3483

Treasurer
Jeanne Clarke 703-671-2170

Secretary
Andrew Coleman 512-289-2381

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

Community Email: FairGreen@Fairlington.org

Fairlington Green Website

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>

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, communications.

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. Stafford 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

Steven Navar

Community Manager

703.848.4316 (Direct)

snavar@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