

GREEN LEAVES

BOARD ELECTIONS HELD 2004 BUDGET APPROVED

Fairlington Green homeowners held elections for four positions on the association's volunteer Board of Directors on September 3rd. The owners re-elected Joan Trelease, Patricia McDermott and Jeanne Clark. Kevin Silard was elected as a new Board Member. Each Board Member holds a position on the Board. The make-up of the new Board is:

President:

George Grant

Vice President:

Patricia McDermott

Secretary:

Joan Trelease

Treasurer:

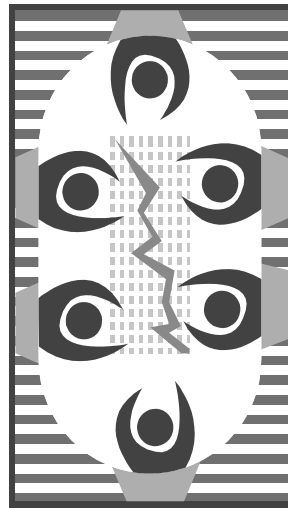
Jeanne Clarke

Member-at-large

Kevin Silard

The FY2004 Budget was approved with the proposed 5% increase in homeowner dues. The increase is a result of **increased Association Business Insurance Premiums** and the need to **replenish budget reserves** so that important on-going maintenance and improvements can continue.

New association Dues payment coupons have been mailed. The new coupons are in a payment book similar to a mortgage or auto loan payment coupon book.

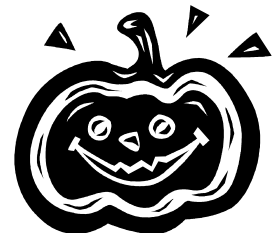


OCTOBER
2003

INSIDE THIS ISSUE:

ELECTRICAL LINES	2
PARKING UPDATE	2
WINTERIZING	3
FENCES	3
TRASH TALK	3
CONTACTS	4

TRICK OR TREAT!



PLANNED MAINTENANCE PROJECTS UPDATE

Concrete repairs will begin in October. Sidewalk and step repairs will be occurring throughout the community.

Phase I **Exterior Painting** will start in October. Each year, approximately one-third of the community receives a fresh coat of exterior paint.

Masonry Repairs to Building

Exterior: – Phase I of II will be com-

pleted this fall. This brick/masonry work on the buildings will preserve the integrity of our investment. Phase I represents approximately half of the homes in Fairlington Green.

Roof Replacements: The Association is in the process of re-evaluating the roof replacement schedule. Two roof replacements are planned for next year. Bids will be solicited in the spring for installation in the sum-

mer/fall of 2004.

Sewer Relining: Four sewer lines have been upgraded in the past two months. One relining is planned for October. Disturbed areas will be restored once soil settlement occurs.

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.

Steps you can take today: The Association recommends that you 1) check out where your electric meter is located (out in the common area or attached to your building), 2) contact an electrician to evaluate your exposure if your line should fail and 3) call your insurance company to see what type of coverage you have for this type of work. Restoration of the common grounds is also

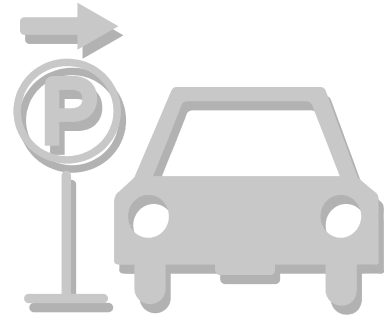
the responsibility of the owner. Some insurance companies will allow you to add these electrical lines as a rider to your homeowner's policy, and some will not. **If this issue affects you, it is highly recommended that you contact your insurance company** and have these lines added to your policy, if allowed.

PARK IT!

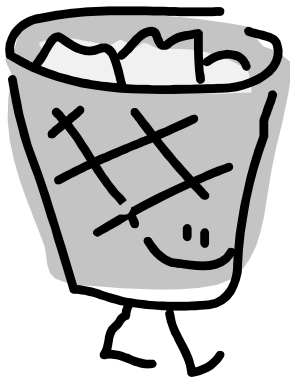
In the news release dated July 22, 2003, homeowners living adjacent to the pool were asked if any owners/residents using the parking lot by the pool wanted to have the parking spaces parallel to the pool become open spaces. The Board received an overwhelming response from owners, requesting the Board **NOT** make these spaces open. The Board decided not

to make the spaces open.

FYI: Only vehicles displaying on review mirrors the **Fairlington Green Parking Permit** are permitted to park in Fairlington Green Parking Lots. Those that do not have a permit must park in the street.



TRASH TALK



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.

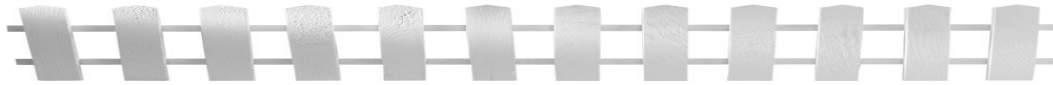
Recycling day is Wednesday. Recycling covers only glass, plastic and newspaper. Cardboard is not included. Large trashcans for glass and aluminum recycling are placed throughout the community on Tuesday evenings. Newspaper should be packaged so it doesn't blow around, and placed by the

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. Trash is not picked up on the following Holidays: Veterans Day, Thanksgiving Day, & Christmas Day.

DON'T GET FENCED IN!

This is the final warranty year of the new Fairlington Green fences. Please check your fences for warped or split boards and that all areas have been treated. Contact Sher Opal at Legum and Norman immediately if you think you have a fence warranty issue. Once the warranty runs out, the fences become the budgetary responsibility of Fairlington Green. As we're on a very tight budget, this is one way to save money.



UPCOMING ASSOCIATION BOARD MEETINGS

The Association's Board of Directors typically meets the third Wednesday of each month. Meetings are held from 7:00-9:00 p.m. in the Fairlington Community Center. Homeowners are encouraged to attend the Board Meetings. Currently, meetings are scheduled for October 15th and November 19th.

WINTERIZING YOUR HOME

Winter will be here before we know it. Make sure your home is ready for the winter by following these tips:

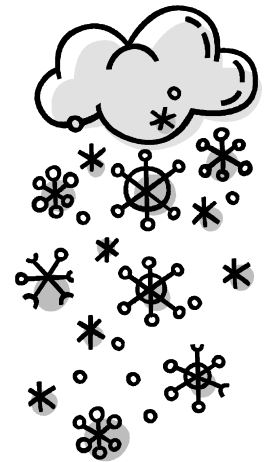
- Have your furnace checked. Make sure the furnace filter is clean. Check the thermostat to be sure it is working properly and the pilot light is functioning.
- Have the heating ducts cleaned on an as-needed basis. According to the Environ-

mental Protection Agency, duct cleaning has never been shown to actually prevent health problems. However, if you think duct cleaning might be a good idea for your home, but you are not sure, talk to a professional.

- Make sure your smoke alarm and carbon monoxide detectors are in working order. Check the batteries regularly. If your alarms or detectors emit a light to signal they

are working, make sure the light is on.

- Insure that the doors and windows shut tightly and no cold air is coming in.
- Drain your hose bibs...keeping your water turned on to the outside hose in the winter is a burst pipe waiting to happen.
- Buy a snow shovel now and not when you need it.



ABOUT GREEN LEAVES

Green Leaves is the newsletter of the Fairlington Green Condominium Association.

It is produced and distributed by Fairlington Green neighborhood volunteers.

Please drop us a line with story ideas that you think may be of interest to the Fairlington Green community or other information that you



feel we should be highlighting in our community newsletter.

Send your ideas to:

ksilard2003@comcast.net

Green Leaves is produced using Microsoft Publisher.

FAIRLINGTON GREEN 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
Kevin Silard 703-820-6698

Community Email:
FairGreen@Fairlington.org



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

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

Brenda Burns, Co-Chair, Beautification,

“Oak Area” (bordered
by 32nd Rd., Utah, 32nd
St., South Stafford)

703-671-3584

brentoni@starpower.net

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

Cari Harlach
cbsharlach@hotmail.com

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

Vacant “Cherry Area”
(bordered by South Staf-
ford and 33rd 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

Community Manager

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

Inas Hadih 703-848-4325
ihadieh@legumnorman.com

*Please call Inas for Maintenance
Work Orders*

Fax: 703-848-0982

Towing (to retrieve a towed
car)

A-1 Towing 703-416-0710

**After Hours and Week-
end Emergency**

703-600-6000

