

# GREEN LEAVES



OCTOBER 2004

## 2004 ANNUAL MEETING REVIEW

The Fairlington Green Council of Homeowners Annual Budget Meeting was held on Sept. 8, 2004. Mr. Grant, the President, introduced the members of the Board and our Property Manager from Legum & Norman, Sher Opal. After those attending approved the Standing Rules governing how the meeting was to be run, the meeting proceeded.

The Co-Chairs of our Landscaping Committee, Peter McCarthy and Brenda Burns were introduced and the entire Landscaping Committee was recognized for their time and efforts in keeping the community and surrounding areas beautiful.

Proof of Notice: The President announced the notice of the annual meeting of Fairlington Green Council of Co-Owners was mailed in accordance with the Bylaws.

The minutes from last year's Annual meeting were then approved by those attending. The

President announced that the Association is in the last phase of the restoration of the brick facades and stoops. In addition, it was noted that the second year of the five-year sewer line project had been completed and new signage for recycling sites had been erected throughout the property. It was noted that the second year of the three-year painting cycle had begun. The President then announced that an additional \$22,000 was spent on landscaping, primarily on tree pruning and removals. An announcement was also made that the new parking permits would be mailed to all unit owners by certified mail. It was noted that the cost for replacement of lost parking permits would be \$100.00.

Mr. McCarthy, Co-Chair of the Landscape Committee addressed the meeting and expressed hearty thanks to all unit owners who planted beautiful gardens and for being proactive in watering surrounding area

shrubbery. Mr. McCarthy stated that members of the Landscape Committee are all volunteers who meet once a month to address and identify specific problematic areas that need either improvement or need to be addressed for safety reasons.

The Vice President, Pat McDermott, announced that effective October 1, 2004, Mr. and Mrs. Kindred would be cutting back on their daily walk of the property, as a cost-savings measure. It was noted that as a community all owners now have the responsibility for reporting light outages and repairs to Legum and Norman. Our Property Manager, Ms. Opal stated that it would be best if work orders were e-mailed directly to the Associate Community Manager, Inas Hadieh at [ihadieh@legumnorman.com](mailto:ihadieh@legumnorman.com).

Ms. Opal also promised that all e-mail communications would be responded to promptly.

Ms. Clarke, Treasurer, detailed the budget for fiscal year 2005 and announced that the budget reflected a 5% increase in condominium fees. It was noted that the replacement reserves would fund the roof replacement, walkway, sewer line, and drainage projects this year.

Following a brief recess at 9:15 p.m. so that ballots could be counted, the President announced that the budget for fiscal year 2005 containing a 5% increase was approved (46% to 8%)

One of our homeowners complained that condominium fees mailed through the USPS are sometimes delayed in route, causing late fees to be assessed. Because condominium fees are mailed to a lock box in North Carolina, the Board noted that it would consider extending the five-day grace period as suggested.

There being no further business, the budget meeting was adjourned

## PLANNED MAINTENANCE PROJECTS UPDATE

**Concrete Work/Pool Deck Repair:** All work to be completed by October 22nd, weather permitting.

**Masonry Repairs** are about finished and should be completed in the next 2-3 weeks, weather permitting.

**Sewer Relining:** The Association has completed the

second year of a five year contract to install clean-outs and to reline the sanitary sewer lines in need of refurbishment.

This project, while costly (\$50,000 a year), is saving the Association hundreds of thousands of dollars in otherwise anticipated sewer repairs. Since the terracotta pipes are

well beyond their life span, the relining of these pipes is the most cost-effective option.

Year Three of the sewer relining project will commence in the spring of 2005.

**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](http://retail.dom.com/products/warranty/va_electricline.jsp)

## SIGNS IN FAIRLINGTON GREEN

Recently, several owners have placed signs in their front yard to advertise the company renovating their units and/or to show their support for local and national political elections. As described in the Fairlington Green Welcome Hand-

book, which you should have received when purchasing your unit, such signs are not allowed in Fairlington Green.

From the Homeowner Handbook:

'No unit owner or tenant shall erect or maintain

any sign in, from or about any unit (including the window of any unit) or any common element or limited common element except for certain realty signs..."

## 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: Veterans Day, Thanksgiving Day, & Christmas Day.

**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.

**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. 32<sup>nd</sup> 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. 32<sup>nd</sup> Road

4313 S. 32<sup>nd</sup> 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.

### DID YOU KNOW?

You can now view or download a copy of the Welcome Handbook, Monthly Board Agenda, Board Meeting Minutes and the GreenLeaves Newsletters Fairlington Green Website

<http://www.fairlington.org/greenindex.htm>

## WINDOW REPLACEMENT INFO

Many Green Co-owners are replacing their old wood double-hung windows with energy efficient synthetic windows.

If you are considering the replacement of the old windows in your home you should be aware that Co-owners may replace windows on the main and upper floors of their units within the following

guidelines:

Windows must be colonial, double-hung and match the six-pane-over-six-pane pattern of existing windows.

Installation must be performed by a licensed and bonded contractor. Aluminum frame capping should be replaced if the existing material has deteriorated.

Windows must have white exteriors and be custom-fitted to the existing opening.

Replacement of windows below grade are not subject to these restrictions.

## HOME REMODELING

Like window replacement, many Green residents are considering updating other areas of their homes. The most common renovations, aside from windows, are to kitchens and bathrooms. Residents should know that some modifications require a variance from the Council of Co-Owners Board of Directors as well as a building (or other) permit from Arlington County.

Variances must be requested for major modifications which include but are not

limited to:

- Partial or total removal of walls, floors, or partitions.
- Modifications to plumbing.
- Electrical modifications requiring changes in circuit breaker alignment.
- Installation of fireplaces or stoves which require flues or external Vents.
- Any modification affecting roofs or foundations.

To obtain a variance, major structural changes to a unit interior may require the acquisition of an architect's certificate, to be obtained at co-owner expense, attesting to the compatibility of the change to the building structure. Obviously, any modifications to the structure of walls require an architect's certificate. If you are remodeling your home and have questions regarding variances or architect's certificates, please contact our Property Manager, Sher Opal.

## NEW PARKING PASSES

New Fairlington Green Parking Passes should be in the mail to everyone by the end of the month. Look for certified mail from Legum & Norman with these passes.

## UPCOMING ASSOCIATION BOARD MEETINGS

The monthly Board meeting is tentatively scheduled for Wednesday, November 10, but you are encouraged to check our website to confirm the meeting date. If you do not have access to the Internet, you may also call Sher Opal to confirm the November Board Meeting date.

## LEGUM & NORMAN PREFERRED BUYER'S PROGRAM

Legum & Norman has a Preferred Buyer's Program through Sears where an owner, in an association that is managed by Legum & Norman, can get special pricing on home appliances.

You may visit any Sears or go on-line to look for selected appliances. Once you have selected your appliance, and determined the make, model number and store/website price, you may contact Kathy McKenny at the Appliance Select Center located at the Fairs Oaks Mall. Ms. Kenny works by appointment if you wish to visit her personally or you may call her at 703-385-2300 to obtain price of the selected appliances and place your order. You will need Fairlington Green's account number, which you can get from Sher Opal at 703-848-4339. Please do not give this account number to anyone other than another Fairlington Green owner.

## 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](mailto: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



**TRICK OR TREAT!**

## OTHER FAIRLINGTON GREEN CONTACTS

### Landscape Committee

**Peter R. McCarthy**  
4201 S. 32<sup>nd</sup> Road, Oak Area, 703-998-6861, email: [mccarthy@ca-rcertran.com](mailto:mccarthy@ca-rcertran.com) Responsibilities: Co-Chair, Committee operations, large trees.

**Joan Trelease**  
3238 S. Stafford St., Oak Area, 703-379-0847, email: [jwtncc@cs.com](mailto:jwtncc@cs.com)

Responsibilities: Co-Chair, Committee Liaison to Fairlington Green Board.

**Brenda Burns**  
4216 S. 32<sup>nd</sup> St., Oak Area, 703-671-3584, email: [brentonio1544@hotmail.com](mailto:brentonio1544@hotmail.com)

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

**Joan Kindred**  
3275 S. Stafford Street, Cherry Area, 703-931-6458, email: [jkind83037@aol.com](mailto:jkind83037@aol.com)  
Responsibilities: CHERRY AREA COORDINATOR, (bordered by South Stafford, 32<sup>nd</sup> Rd, and 33<sup>rd</sup> St.); Landscape Committee Project Tracking Manager.

**Sandi Paige**  
3134 S. Stafford St., Apple Area, 703-671-9244; email: [sandra-june9244@aol.com](mailto:sandra-june9244@aol.com)

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

**Cari Harlach**  
3236 S. Stafford St., Oak Area, 703-931-9072, email: [cbsharlach@hotmail.com](mailto:cbsharlach@hotmail.com)

Responsibilities: Coordinator: Spe-

cial Projects

**Amy Gordon**  
3246 S. Stafford St., Oak Area, 703-379-5344, email: [aeg76@columbia.edu](mailto:aeg76@columbia.edu)

Responsibilities: Landscape Committee Communications Coordinator

**Kathy Becker**  
4218 S. 32<sup>nd</sup> St., Oak Area, 703-931-0050, email: [Kathy.Becker@mail.house.gov](mailto:Kathy.Becker@mail.house.gov)  
Responsibilities: Courtyard trees and shrubs

### 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

Sher Opal 703-848-4339  
[sopal@legumnorman.com](mailto:sopal@legumnorman.com)

Inas Hadieh 703-848-4325  
[ihadieh@legumnorman.com](mailto:ihadieh@legumnorman.com)

*Please email or 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 Weekend  
Emergency**

**703-600-6000**