

GREEN LEAVES

The Newsletter of the Fairlington Green condominium Association

Fall, 2006

NEW BOARD MEMBERS

A new Board of Directors for Fairlington Green was elected during the Annual Meeting held on September 28, 2006. Three new Board members join Stacey Knobler and Andrew Coleman to the Board. Corry Schiermeyer, Shawn Whitman and Milam Mabry are the newest members to the Green Board. Following is a listing of the Board officers and short bios.

Stacey Knobler was elected President. Stacey returns to the Board after serving for the past year as Secretary. Stacey lives in the area of the Green closest to the Utah Field Dog Park. She has been a resident of Fairlington Green since 1995. While not busy with her duties as President of the Board of Directors, Stacey is working to complete a doctoral program in public health at the London School of Hygiene and Tropical Medicine with research focused on vaccines and health care delivery for diseases of the developing world, such as HIV and malaria.

Corry Schiermeyer is new to the Board and will serve as Vice President. Corry has been a resident of the Green since May 2002; however, she recently became a homeowner after renting for four years. She lives in the area near the pool and you may have seen her walking her large dog Scout. Corry will be taking the lead in putting together the newsletter, Green Leaves. She spends her days and some nights and weekends as Acting Deputy National Security Advisor for Strategic Communications and Global Outreach for the National Security Council at the White House.

Andrew Coleman remains on the Board as Treasurer. He has been active on the Board since the spring of 2005, having served as Secretary and Treasurer at separate times over that period. He moved to the area in the summer of 2004 and currently works as an equity analyst at Friedman, Billings, Ramsey. In his spare time, Andrew is substantially remodeling his entire home.

Shawn Whitman is also new to the Board and will serve as Board Secretary. Shawn is a long time

resident of the Green, having rented for years before buying, but in all, Shawn has been a neighbor since 1996. You may have seen Shawn outside washing his car or taking care of the yard around his house, but his real work is on Capitol Hill as Chief of Staff to Senator Thomas of Wyoming.

Milam Mabry is another new member of the Board. He will serve as the Member at Large. Milam moved into Fairlington Green in February 2005. When not busy with the Board or hanging out in his Adirondack chairs, he is busy at Bracewell & Guiliani as Director of Governmental Affairs.

A BIG THANK YOU TO RETIRING BOARD MEMBERS...PAT MCDERMOTT AND JEANNIE CLARKE!

After two terms of providing valuable and tireless service to Fairlington Green, Pat McDermott (former President and Vice President) and Jeannie Clarke (former Vice President and Treasurer) have stepped down from their positions on the Board. Pat and Jeannie have given their time, talent, and knowledge to the management and maintenance of our community. When you have the opportunity, be sure to thank them for their countless hours of service and many contributions.

UPCOMING BOARD & HOMEOWNER MEETINGS

The Fairlington Green Board of Directors will meet on Thursday November 30 at 7pm at the offices of Legum and Norman at 4401 Ford Avenue, Suite 1200 in Alexandria. The location is close to the Fairlington Villages just across King Street.

Due to the Holidays there will be no meeting in December. Please check the Fairlington Green website at: www.fairlington.org/greenindex.html for information on upcoming meetings and events.

MESSAGE FROM THE PRESIDENT

As I return for my second year of service on the Board, I am pleased to welcome back Andrew Coleman as our Treasurer and look forward to the talent we are gaining from three new Board

members: Milam Mabry, Corry Schiermeyer, and Shawn Whitman. As co-homeowners, we all have a strong commitment to serving and maintaining the community that we all share and enjoy. The community is also made better by the active engagement of all homeowners working to keep the neighborhood safe, clean, and in good repair. I hope that you will continue to do your part in these efforts. Your participation in monthly meetings of the Board through the homeowner's forum is welcome and your ideas, questions, and concerns can always be shared by sending an email to the Board: FairGreen@yahoo.com. If you wish to attend the homeowner's forum during our monthly meetings, please contact Steve Navar at least 3 days in advance of the meeting so that we can schedule your presentation on the agenda. Additional contact information for the Board is provided at the back of the newsletter.

FY 07 BUDGET & SPECIAL ASSESSMENT...

At the recent annual meeting of co-owners on 28 September 2006, the FY 2007 operating budget was approved and the election of new officers was executed according to the by-laws of the association. As described in the notice to homeowners that you received in advance of the meeting, this year's budget included income not only from the regular monthly maintenance fees paid by homeowners, but also income from a special assessment that will be paid out by homeowners on a quarterly basis (Oct 06-Sept 07). You will find these four (4) coupons with due dates for quarterly payment at the front of the coupon book you received from Legum & Norman in late September. It was noted at the Board meeting that because of the late shipping of the coupon books, no late fees would be assessed for monthly or quarterly payments due in October.

As was to be expected, there was lively discussion at the meeting about the special assessment to the association this year. It was emphasized by the Board during these discussions that careful consideration and financial review preceded the decision to impose the assessment. In particular, the findings of our independent auditor were described, which brought to the attention of the Board a considerable depletion of our member's equity funds. Unlike the capital reserve funds, these funds are set aside to cover overrun costs associated with the fiscal year operating budgets (e.g., unanticipated costs related to damage to units or excessive snow removal costs, etc.)—not repair or maintenance to capital reserve facilities such as roofs,

the swimming pool, common area sidewalks, and the tennis courts, etc. For several years, the Board did not receive adequate or appropriate information from Legum & Norman regarding the balance of these funds and was not advised that cost overruns were being covered (inappropriately) by reserve funds rather than member's equity funds because the balance was depleted. In order to return the association to a solid financial standing that is able to absorb the unanticipated costs that accompany any organization and to maintain our reserve accounts properly for our preferred tax-status, the amount of \$100,000 will be returned to the member's equity funds over this next year. Additionally, you will note that a new line item has been added to the FY 07 budget: "Total Contribution to Member's Equity Fund". In future years this line item will be considered within the overall context of budget planning and contributions to maintain an adequate fund balance will be ensured. With vigilance to these matters moving forward, we do not anticipate experiencing this problem again. If you have any additional questions regarding the special assessment, please contact me at stacey.knobler@gmail.com.

EROSION & DRAINAGE REPAIR...

Another important item that contributed to the need for increased income through a special assessment are the projects that will be required to address considerable erosion and drainage problems in the community. \$35,000 of the assessment will contribute to these efforts along with new line item costs reflected in the operating budget. Multiple incidents of flooding this past year have damaged both homes and grounds and cost the association and homeowners thousands of dollars. To act preventatively and to mitigate future damage, the problem areas have been identified; engineering plans have been or will be developed; and, work on some areas will begin in late October and continue through 2007. If you have not already, please report any areas of concern to Legum & Norman.

MANAGEMENT SEARCH COMMITTEE...

Our three-year renewable contract with Legum & Norman will expire at the end of FY 07. Through our continued efforts to secure both cost-effectiveness and the highest level of service, the Board will constitute a management search committee in January 2007. A considerable amount of time and energy will be required to develop an appropriate RFP; to review bids; to interview potential candidate groups; and

ultimately, to process the development of a final contract. In addition to the Board's role in this effort, we will be enlisting the assistance of other co-homeowners. We will welcome the involvement of those with specific experience in procurement, contract bidding, and community management as well as those with the time and energy to contribute. Please email the Board or contact an individual Board member to discuss your potential involvement.

Finally, I would like to extend my personal thanks to recently "retired" Board members, Pat McDermott and Jeannie Clarke. My first year of transition onto the Board was made much easier and more enjoyable by virtue of their wealth of knowledge, willingness to share their experience, and exceptional good humor. I will look forward to their continued contributions to the community and the efforts of the Board.

Stacey Knobler

BRRR! HOW TO SAVE ON HEATING WHEN IT'S COLD OUTSIDE

It's that time of year again when we switch our thermostats from air conditioning to heating. Make sure to change your filter and schedule an annual maintenance check-up. These steps will reduce your energy costs and extend your system's service life. When turning on your furnace for the first time, open the windows to ventilate stale air.

Are you wondering whether you should have your ducts cleaned? It's not recommended for every home. See www.epa.gov/faq/pubs/airduct.html for more information about duct cleaning.

Furnace owners: You can save money by lowering your thermostat 5 degrees before you go to bed at night. When no one is home, set it back to 55 degrees. The more often you can set back the temperature for 8 hours or longer, the more energy and money you'll save. For every degree you raise or lower the setting from 68 degrees, you can see a difference of up to 3% in energy costs. Consider replacing your old thermostat with a newer clock model if you haven't already. These new devices can be set to automatically lower temperature at bedtime and raise them again in the morning.

Heat pump owners: Don't set your thermostat back during heating season. Just find a comfortable setting and leave it there. Lowering the setting on a heat pump system will cause the backup heat to come on when it's raised in the morning. Backup heat uses a lot more energy than the normal heat mode, meaning you'll waste more energy than you may have saved during

the night. If you have a heat pump, select an automatic setback thermostat specifically designed to work with heat pump systems.

You can read more energy saving tips at <https://www.dom.com/customer/efficiency/res/index.jsp> and http://www.eere.energy.gov/consumer/your_home/.

PROTECT YOUR ELECTRICAL LINES AND YOUR WALLET

The electrical lines that run between the meters and our homes are aging and occasionally fail. Homeowners are responsible for repairing these lines if a failure occurs. Because replacement of these lines can run into the thousands of dollars, homeowners are urged to purchase insurance for the replacement of these lines. Dominion Products and Services, an affiliate of Dominion Power, offers the In-Home Electric Line Repair Program for a monthly fee of \$3.50 added to your utility bill. This program is designed to reduce the cost of unexpected electrical repairs to your home. Please note if your lines need replacement, this coverage does not include common areas inside or outside of the fenced back yard, which are the responsibility of the individual homeowner. You can enroll by calling 1-866-328-8651 or online at http://retail.dom.com/products/warranty/va_electricaline.jsp.

CHRISTMAS TREE SAFETY

A real tree can add to the spirit of Christmas by filling your home with beauty and the scent of pine. But a real tree can also pose a fire hazard. Each year, more than 400 residential fires involve Christmas trees and tragically nearly 40 deaths and 100 injuries result from those fires. Here's how you can reduce the fire risk of a live tree:

- Try to select a fresh tree by looking for one that is green. The needles of pines and spruces should bend and not break and should be hard to pull off the branches. On fir species, a needle pulled from a fresh tree will snap when bent, much like a fresh carrot. Also, look for a trunk sticky with sap.
- Cut off about two inches of the trunk and put the tree in a sturdy, water-holding stand. Keep the stand filled with water so the tree does not dry out quickly.
- Stand your tree away from heat sources. Make sure the tree does not block foot traffic or doorways.
- If you use an artificial tree, choose one that tested and labeled as fire resistant. Artificial

trees with built-in electrical systems should have the Underwriters Laboratory (UL) label.

- Only use indoor lights indoors (and outdoor lights only outdoors). Look for the UL label. Check lights for broken or cracked sockets, frayed or bare wires, or loose connections. Replace or repair any damaged light sets.
- Also, use no more than three light sets on any one extension cord. Extension cords should be placed against the wall to avoid tripping hazards, but do not run cords under rugs.

Turn off all lights on trees and decorations when you go to bed or leave the house.

MAINTENANCE SCHEDULE

The roof replacements that began earlier this year are scheduled to be completed this fall. The supply of slate materials that had been delayed are now available and work will begin as soon as possible. Homeowners in the area of the work will be notified of any considerations related to the effort.

Major landscape construction to address erosion and drainage repair on the slope directly behind the pool has begun. Several pine trees that had contributed to drainage problems in this area were removed in the summer. New drainage systems, terraced landscaping, dry wells, and redirected run-off flows will be part of this project. This work should be completed in early November. Other similar problem areas will be addressed throughout this next year as we receive engineering plans and as we are able to contract services.

Damage to and disrepair of concrete sidewalks and steps will take place this fall. If you are aware of such problems that you think might have been missed, please notify Steve Navar or Kristi Yoder at Legum & Norman.

General maintenance and upkeep of the community is maintained by the Engelking Company. If you have any questions about their work or scheduled activities, please contact Steve Navar at Legum & Norman.

LANDSCAPE COMMITTEE UPDATE

Thank you, thank you, thank you.....

As we move further into fall and approach the holidays we thank all our neighbors who contributed to the beauty of Fairlington Green by planting beautiful gardens, flowers and adding azaleas and other shrubs to our common areas. You have made Fairlington

Green one of the most attractive communities in Fairlington.

Thank you again to all those people who truly set an example by creating wonderful gardens. In addition to those thoughtful members of our Community who were acknowledged in an earlier edition of *Leaves*, and at the Annual Meeting; we would like to add Carolyn Long, Annette Sirmon and Charlene Smith for their contribution to the cause of beauty in the Green.

WHAT CAN YOU DO NOW.....

Think next spring! Add to our beauty by planting bulbs, azaleas and other attractive bushes or greenery.

Think of the holidays and decorations for Thanksgiving, Christmas, Hanukkah, New Years, and of related holidays that may be personal to you, your family or friends.

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 32nd Road, S. Utah, 32nd Street, S. Stafford:

Brenda Burns, 703-671-3584 or email: brentonio1544@hotmail.com

CHERRY AREA: Closest to Fairlington Community Center, bordered by 33rd Street, S. Stafford, 32nd Road and Quaker Lane.

Joan Kindred: 703-931-6458 or email: jkind83037@aol.com

APPLE AREA: Closest to the dog run, bordered by South Stafford, Quaker Lane, 32nd Road and S.Stafford:

Sandi Paige, 703-671-9244 or email: sandrajune9244@aol.com

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

ROLE OF YOUR LANDSCAPE COMMITTEE:

Provide the stewardship in maintaining and improving Fairlington Green's beauty; its treasure of beautiful trees, flowers and greens; to keeping to its Historical Certification standard; and to further property value and appreciation.

CURRENT LANDSCAPE SCHEDULE:

During the fall season programs for aeration, seeding and weed control are underway. Leave and bed cleanup in preparation for winter will occur as trees further shed their leaves. The Landscape Committee will also complete the annual tree inventory and inspection of all trees in the Green. Dead or problem trees and bushes will be removed and replaced during this period where possible, as well as some trimming. The Committee always tries to replace trees that are lost. We also engage in recycling small trees and shrubs when possible. The six young elms which were planted two years ago are now flourishing as a result of Michael Farrow and John Patton's thoughtfulness.

We are also working with Arlington County addressing county owned tree issues which can be numerous in our area.

-LANDSCAPE ISSUES:

Extreme weather conditions have continued again this year. Major spring storms caused severe flooding and erosion while a hot summer and fall with drought conditions have all been difficult issues from a landscape perspective. Dog owner etiquette and dog-run users traversing our Community are all issues we are sensitive to, in addition to non-landscape contractor/sub-contractor issues such as dumping, gouging grass, burning grass, cigarette butts, etc;

TRASH TALK

Trash pick-up is scheduled for 8:00 a.m., Mondays through Saturdays, except holidays. **Trash may be placed outside for pick 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.** 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, 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. 32nd 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. 32nd Road**
- **4313 S. 32nd Road/3233 S. Utah Street: Rear/end of houses on the parking lot sidewalk**

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.

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.

CARE OF OUR SEWER LINES

We are again experiencing back ups in those sewer lines which yet have not been replaced or relined. Here's a friendly reminder of what should not be placed in sinks, drains, and/or toilets:

- Egg shells
- Grease
- Large amounts of rice or pasta

- Coffee grinds
- Large sanitary items
- Disposable diapers
- Paper towels
- Stringy vegetables, e.g., celery
- 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 Legum & Norman to schedule a plumber for repairs and a restoration company to clean and sanitize the unit.*

SNOW REMOVAL

Legum & 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 are notified of these special needs and will ensure that these individuals receive the assistance they need. Please contact Steve Navar 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 small amounts of sand or salt on ice patches to facilitate melting, etc. Please consider doing your part after a storm.

EMERGENCY NUMBERS [Should already have info from previous newsletters]

BOARD MEMBER CONTACT INFORMATION

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Email: FairGreen@yahoogroups.com

Shawn Whitman, Secretary

Email: FairGreen@yahoogroups.com

Milam Mabry, Member at Large

Email: FairGreen@yahoogroups.com

COMMUNICATIONS COMMITTEE

First I want to thank our neighbor April Isenhower for contributing greatly to this edition of GreenLeaves. April is volunteering and helping with content for the newsletter and distribution. Additionally, we would like to thank Jeannie Clarke for her work in helping format and distribute GreenLeaves.

But, 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, corry2000@comcast.net or April Isenhower, aprilisenhower@hotmail.com.

Please check the Fairlington Green web page, www.fairlington.org/greenindex.html, for updates on what is going on in the Green.