

GREEN LEAVES

The Newsletter of the Fairlington Green condominium Association

Spring, 2007

MESSAGE FROM THE PRESIDENT: WE NEED TO HEAR FROM YOU...

As we begin to see the earliest vestiges of Spring, I hope everyone is looking forward to enjoying the warmer temperatures and the beautiful blooms of the season.

The Board has been working to prepare the community for the coming months. A new pool management company has been selected and we look forward to their beginning work in late April to ready the pool for opening on Memorial Day weekend. Our landscaping contractors have recently begun work to replace the dying trees removed earlier in the year and other plantings to beautify the neighborhood will be appearing over the next two months.

Several other efforts are underway and we need input from homeowners to achieve the best results. **Please take the time now to contribute to issues that will have a direct impact on the quality of life and services in the Green.**

UTAH FIELD UTILIZATION

The Fairlington Citizen's Association (FCA) would like to know if Fairlington Green residents have any ideas or opinions about the maintenance and utilization of Utah Field. The FCA would like to inquire with the County about possible improvements to the area, but believes it is essential to hear from the homeowners who share the immediate neighborhood of the park before moving forward.

Some recent ideas that have been proposed for the area include: regular maintenance or removal of the volleyball court; the return of a picnic pavilion and barbecue grill; improved enforcement of off-leash dog violations; and, better maintenance of the grounds and plantings for

beautification. Considerations for any additional utilization include sufficient parking, increased traffic, and litter.

I will provide direct input back to the FCA within the next month. **Please be sure to send your ideas, concerns, and suggestions to: FairGreen@yahoogroups.com or call me at 703.822.5980 (any day before 7PM).** I look forward to hearing from you.

FG RESERVE STUDY

PM+ Reserves has been contracted to conduct a reserve study for the Green. The professional engineers will be assessing the condition of all common elements; evaluating maintenance and replacement schedules; and, providing cost estimates and recommendations for the association's cash reserves to effectively and adequately address these schedules. The results of the study will be a critical tool for effective financial planning and annual budget development within the FG association. Numerous maintenance and repair reports will help to inform the efforts of PM+, but we would also like to hear from you about issues that you believe are important to consider. **If you have ideas or issues to share, please email the Board at FairGreen@yahoogroups.com.**

The reserve study should be completed by mid-June—in time to contribute to the development of the FY08 operating budget and other mid- to long-term financial planning considerations. A summary of the reserve study findings will be included in the annual meeting materials sent to all homeowners in late August.

MANAGEMENT CONTRACT SEARCH

As mentioned in previous newsletters, the Board initiated the process for bidding out our

management services several months ago. We are fortunate to have a talented and dedicated collection of homeowners who have volunteered to lead the charge for the association. Chaired by Pat McDermott, the committee also includes Beth Burns, Jeannie Clarke, Pamela Fukuda, and Julie Koller. The committee will be working through a series of steps to develop first the specifications for a request for proposals (RFP) and a list of potential companies from which to invite proposals. After receiving the proposals, the committee along with the Board will review the bids and identify a leading set of candidates to be interviewed. We hope to have a new contract in place by early August to facilitate a smooth transition from the association's FY07 to FY08 budget year (Sept-Oct 2007).

In developing the specifications for the RFP, the committee is keen to hear from the community about the issues and priorities they consider important for the selection process. **Share your ideas with the committee by emailing their group in-box at FGManagementContract@yahoogroups.com.** In addition, I hope you will take the time to complete the survey developed by the committee to identify the issues most important to Fairlington Green residents. The survey will be distributed to Fairlington Green homeowners in the next few weeks and will be available for completion on-line or by returning paper copy to a committee member.

The Board greatly appreciates the service of the committee and their willingness to give considerable time and energy in the interests of everyone. We hope you will contribute your ideas to the effort.

Stacey Knobler

UPCOMING BOARD & HOMEOWNER MEETINGS

The Fairlington Green Board of Directors will meet on Thursday, April 26 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. Homeowners are encouraged to attend the

meetings. If you wish to bring a matter to the attention of the Board, time is set aside at the beginning of each meeting for a Homeowner's Forum. If you wish to take advantage of this opportunity, please contact Steve Navar at Legum & Norman at least three days in advance of the meeting to have your item placed on the meeting's agenda. If you plan to attend a board meeting, please be advised that sometimes illness or emergencies may prevent the board from achieving the *quorum* required to conduct Board business or the meeting may be cancelled due to inclement weather. In these instances Board meetings will be rescheduled.

Future meetings are currently scheduled on the following dates at the Legum & Norman offices at 7PM: May 24, and June 28.

Please check the Fairlington Green website at: www.fairlington.org/greenindex.html for updated information on upcoming meetings, board meeting minutes, the Green Leaves newsletters, the Fairlington Green Handbook, and events.

KNOW YOUR ASSOCIATION

Whether you are a long-time resident or new to the community, take the time to get to know your association and about life in the Green.

The governing documents of the condominium are provided to co-owners at settlement and include the Master Deed and By-laws of this Association and other pertinent information. Co-owners are strongly encouraged to read them as they explain their **rights and responsibilities as co-owners**. In addition to these documents, the Welcome Handbook (available on the Fairlington Green website and through Legum & Norman) provides much useful information about living in the Green. All documents are available upon request from Legum & Norman.

WE NEED VOLUNTEERS: THE COMMUNITY AFFAIRS COMMITTEE

During the homeowner's forum of the association's October meeting, several co-homeowners suggested the formation of a *community affairs committee*. The objectives of such a committee would be to promote a sense of

cohesion and community engagement among the residents of Fairlington Green. Events and activities would be designed by the committee and supported by the Board in order to achieve these objectives. One member of the committee would serve as a liaison to the Board in order to periodically update the Board on the activities of the committee.

The Board agrees that such efforts would make a very positive contribution to the Green. Please consider volunteering. If you are willing to serve the community in this capacity, please contact Corry Schiermeyer (corry2000@comcast.net) for more information. We will hope to discuss and establish the committee during one of the next few monthly meetings of the Board.

LANDSCAPE COMMITTEE UPDATE

The following are Landscape Committee actions presently underway:

We are in the process of replacing trees lost through disease, storm or age; we are also working in conjunction with the water/drainage issue project team making appropriate, corrective changes; beginning spring cleanup and grounds prep.

BEAUTIFICATION:

Your garden.....Now is the time for planning and preparing YOUR garden. Visit some of our local nurseries or other gardening outlets for your planting needs. The Landscape Committee will again sponsor a “beautification contest” for best garden offering first, second and third prize awards.

Local garden outlets and nurseriesIf you are new to the area, consider The Apple House which is conveniently off Quaker Lane and Braddock Road; Merrifield Garden Center, 8132 Lee Highway; Home Depot in the Trade Center on S.Pickett; and Lowe’s Hardware on Rt 1, Alexandria for a full range of beautiful flowers, hanging baskets, shrubs and trees and all adjusted with the growing season. Be sure to get suggestions and counsel from friends as to pricing and selection. They vary considerably.

“our gardener’s” have had great success with impatiens, ferns and hosta for shady areas; wave petunias have flourished in full sun along with geraniums. Camellias do very well along red brick walls with a southern exposure. Tulips, daffodils, crocus and MANY more seasonals are very popular in the Green. We would strongly recommend that you seek suggestions and counsel from those in our Community who have gardens which you find appealing.

“Azalea Project”: please consider “contributing to our “Azalea Project”. We are losing many of our beautiful azaleas due to age and lace bugs. We ask you to consider planting one or more azaleas in your neighborhood as a contribution to the beauty of our Community.

Please water our young elms: They are flourishing so please keep up the good work. You can identify them by the large stakes at their site.

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.

The Fairlington Green Landscape Committee

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.

PARKING

Please remember each residence is allowed one car to be parked in the Fairlington Green lots and you must make visible your parking permit while parked in the reserved lots.

Members of the Board of Director's do have the ability to issue parking tickets to those who are violating the parking regulations. Additionally, Board members may also tow any vehicles parked in reserve lots without parking permits. While the Board does not wish to issue tickets or tow vehicles, repeated complaints to the Board will require action.

Abiding by the regulations is not only a courtesy to your neighbors, it is especially necessary during times of inclement weather when

snow or ice may make some spots unavailable for parking.

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_electricline.jsp.

TRASH TALK

Trash pick-up is scheduled for 8:00 a.m., Mondays through Saturdays, except holidays. **Trash may be placed outside for pick-up 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

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

FAIRLINGTON GREEN BOARD OF DIRECTORS

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Email: FairGreen@yahoogroups.com

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Email: FairGreen@yahoogroups.com

LEGUM & NORMAN PROPERTY MANAGER

Community Manager

Steve Navar
703.848.4316
snavar@legumnorman.com

Assistant Community Manager

*Kristie Yoder
703.848.4332
kyoder@legumnorman.com
Fax: 703.848.0982

****Please email or call Kristie for maintenance work orders***

Legum and Norman
4401 Ford Avenue, Suite 1200
Alexandria, Virginia 22302

Business Hours:

Monday-Thursday, 9:00am-5:00pm
Friday, 9:00am-3:00pm

After Hours and Weekend Emergencies

703.600.6000

Towing (to retrieve a towed car)
A-1 Towing, 703.416.0710

USEFUL ARLINGTON COUNTY TELEPHONE NUMBERS

Police (non-emergency)	703.558.2222
Dominion Power	888.667.3000
Animal Control	703.931.9241
Dog Park (Parks & Recreation)	703.578.3989
Dog Bites & Running off-leash (call Animal Control)	
Use of Park After Hours (Police)	703.558.2222
Utah Field Maintenance Issues (trash pick-up, field conditions, locks and gates, etc)	
7:30am to 4:00pm	703.228.6525
After Hours	703.228.6555