

# GREEN LEAVES

The Newsletter of the Fairlington Green condominium Association

Summer, 2006

***A Newsletter for the  
Fairlington Green Community***

***Spring/Summer 2006***



## THE LATEST...

### THE FAIRLINGTON GREEN BOARD NEEDS YOU!!

#### **FOUR BOARD POSITIONS (OF 5) WILL BE VACANT IN SEPTEMBER 2006.**

After six years of providing valuable and tireless service to Fairlington Green, Pat McDermott (President) and Jeanne Clarke (Vice President) will be leaving their positions with the Board. Pat and Jeanne 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 many contributions.

With these departures, the need for new Board members is great and your service is crucial.

**Please consider becoming actively involved with the Fairlington Green Association.** Our community relies on the voluntary participation of homeowners to contribute to the management and execution of association business by serving on the Board of Directors. Their efforts are essential to ensure the continued maintenance and improvement of our special community. Four positions on the Board, including the currently vacant *Member-at-Large* position, will need to be filled. For more information about what is involved in Board

service, please contact a current board member. If you are willing to serve, please submit a brief bio and candidate statement to **Kristie Yoder at Legum & Norman** (703.848.4332 or [Kyoder@legumnorman.com](mailto:Kyoder@legumnorman.com)) **by August 11, 2006** so that your information can be included in the August mailing of annual meeting materials.

**IT IS VERY IMPORTANT THAT HOMEOWNERS ATTEND THE 2006 ANNUAL MEETING - scheduled for September 6, 2006.**

To keep the management of Fairlington Green running smoothly we need the participation of a majority of homeowners to vote to approve both new board members and the 2006/2007 budget of the association.

The challenges of containing costs and addressing fiscal problems related to the maintenance of a healthy operating budget and reserve remain great for the Green. The Board has begun its work to develop next fiscal year's budget based on current and anticipated expenditures, with a special emphasis on restoring the depleted member equity funds and maintaining adequate reserve contributions. Arlington County has again dramatically increased water (by 6.3%) and sewer (by 16.5%) costs for the upcoming year. These increases will have to be accommodated in the budget. A major soil erosion and drainage problem has been identified and the cost for remedying this will have to be included in the next budget.

The annual meeting provides an important opportunity to discuss the decisions that affect each homeowner and to offer your input about ways to improve the quality and management of the Green. We hope to see you there.

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## THE POOL IS OPEN!

The Pool opened Memorial Day weekend and will remain open through Labor Day, September 4, 2006. The pool is open daily from 10:00AM to 8:00PM.

The pool is in excellent condition this year and the hot water heater has recently been replaced for the showers in the pool bathrooms. The water is cool and refreshing, so join your neighbors for a swim and some relaxation at this neighborhood oasis.

Passes have been sent out for each owner/resident in good-standing along with one guest pass. Replacement passes will be issued upon payment of \$5. Passes are not transferable. Please remember to sign-in when arriving at the pool.

Guests are permitted at the pool enclosure if accompanied by a resident showing a valid Fairlington Green recreation pass and guest pass. The resident must enter the guest's name in the pool registration book. 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.

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.



## KEEPING THE GREEN 'GREEN'

### FAIRLINGTON GREEN BEAUTY AND THE ROLE OF THE LANDSCAPE COMMITTEE

We are very fortunate to be living in a beautiful neighborhood of green lawns, shrubs, flowers and

magnificent trees. It is our responsibility as members of the Landscape Committee to see to the proper stewardship of these beautiful surroundings. We ask all to help in maintaining our Community's beauty.

Your Landscape Committee...is organized to enhance, protect, and maintain the beauty of our neighborhood by focusing on trees, grounds, shrubs and beautification. We have a number of volunteers who have come forward to help us with this effort giving of their ideas, time and spirit. If you would like to join us please contact Peter McCarthy, email: [mccarthy@careertran.com](mailto:mccarthy@careertran.com) or 703-998-6861. Our goal is to have an individual responsible for and invested in his or her immediate neighborhood, preferably only one or two buildings to minimize a person's time and effort.

For landscape management purposes, there are three landscape areas in Fairlington Green each named after trees in these areas:

**THE OAK AREA** is bordered by 32<sup>nd</sup> Rd, Utah, 32<sup>nd</sup> Street and S. Stafford.

**Oak Area Coordinator: Brenda Burns.**

**THE APPLE AREA** is bordered by S. Stafford, 32<sup>nd</sup> Road and Quaker Lane.

**Apple Area Coordinator: Sandi Paige.**

**THE CHERRY AREA** is bordered by Quaker Lane, 32<sup>nd</sup> Road, S. Stafford and 33<sup>rd</sup> Street. Cherry Area

**Coordinator: Joan Kindred.**

Please report any issues you may have with your Area Coordinator. Contact information is listed in the directory below. We will record and process your issue for appropriate action. Thank you.

**Maintaining the Beauty...**Of concern to us is the state of our azaleas. Many of our beautiful azaleas are very old. We are losing them due to age and vulnerability to disease and weather extremes. We are asking the Community to consider joining us in a project to restore our azalea population.

**HERE IS HOW: please consider planting at least one azalea bush in your common area**

**between now and late July.** This contribution to your Community will be a lasting one. It will help us in better managing our limited dollar resources as the Board continues to face significant community issues such as water/drainage/erosion and sewer lines costs.

**WATERING...**We are going to face extended hot, dry periods, which will require sufficient watering. To this end, we ask for your support in watering your common areas. Please help us keep Fairlington Green

beautiful and green. We ask you to pitch in and water often, and especially when conditions are hot and dry. Thank you in advance for your support, kindness and contribution to Community.

**A Community Thank You...**to the many neighbors who have added to the beauty of Fairlington Green by planting beautiful shrubs and flowers; creating colorful gardens; hanging flower baskets; and taking other initiatives which benefit all of us. A few of our neighbors deserve special recognition for their efforts: **LOREN ROBERTS**, 4241 S. 32<sup>nd</sup> Rd, has created an extraordinary garden and enhanced beauty in the neighborhood with additional projects.

**LAURA FALCONER**, 4232 S. 32<sup>nd</sup> Street has created several beautiful gardens for her neighbors as well as her own.

**KRISTEN AND SHAWN WHITMAN**, 4206 32<sup>nd</sup> Street, have transformed a very difficult area into a landscape success story.

**JAMES BARR**, 3161 S. Stafford Street, has planted many beautiful flowers and flowering bushes in his garden and the common areas of his neighbors. As you walk through the Apple, Cherry and Oak Areas of our Community take a look at the beauty many of your neighbors have provided for our enjoyment. Many, many thanks.

## **FAIRLINGTON GREEN LANDSCAPE COMMITTEE**

### **Peter R. McCarthy:**

4201 S. 32<sup>nd</sup> Rd, Oak Area, 703-998-6861, email: mccarthy@careertran.com Responsibilities: Co-Chair, Committee operations

### **Brenda Burns:**

4216 S. 32<sup>nd</sup> St., Oak Area, 703-671-3584, email: 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 St, Cherry Area, 703-931-6458, email: 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:**

3149 S. Stafford St., Apple Area, 703-671-9244; email: sandrajune9244@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

Responsibilities: Coordinator: Special Projects

### **Kathy Becker:**

4218 S. 32<sup>nd</sup> St., Oak Area, 703-931-0050, email:

Kathy.Becker@mail.house.gov

Responsibilities: Courtyard trees and shrubs

### **Beth Burns:**

4301 S. 32<sup>nd</sup> Road, Oak Area, w) 703-908-5812 h) 703-578-4632,

Email: [bburns417@aol.com](mailto:bburns417@aol.com) Responsibilities:

Assistant Coordinator

## **2006 LANDSCAPING MAINTENANCE SCHEDULE**

The following is a planned schedule of landscaping activities to be performed in the Green:

**MULCHING:** Began in March

**MOWING & TRIMMING:** Started the 1<sup>st</sup> week of April and continues at 7-10 day intervals, weather permitting until mid-Fall

**EDGING:** Occurs at 1<sup>st</sup> mowing visit and continues with every other mowing

**WEED CONTROL:** Perpetual

**LEAF REMOVAL:** Once in November, Twice in December

**SHRUBBERY PRUNING:** June/August/October

**TREE PRUNING:** March-April

**LAWN FERTILIZER:** Early Spring and then 6-7 weeks after the 1<sup>st</sup> application

**HORTICULTURAL OIL:** Early April

**INSECT & DISEASE PREVENTION APPLICATION:** Early Summer and another application in mid-Summer

**TREE & SHRUB FERTILIZER:** March-April

**AERATION & SEEDING:** Early Fall

**SPRING ANNUALS:** Mid-May

**WINTER PANSIES:** October

**LIME APPLICATION:** Early Fall

## **\$\$ YOUR ASSOCIATION FUNDS AT WORK \$\$...**

Roof Repairs Began In March. Simpson Unlimited completed flat roof replacements in May 2006 and will continue to schedule slate roof replacements throughout the summer. During the repairs dumpsters, roofing materials, and a portable toilet will be placed within a protective fence near the areas of work.

Detailed information and considerations will be provided to the affected homeowners in advance of the work beginning. If you have any questions or problems regarding the work, please contact Steve Navar at Legum & Norman.

**Addressing Erosion and Drainage Problems.** After many dry weeks throughout the spring, several days of hard rains allowed the Thomas Downey Company to assess the sources of erosion and drainage problems in certain areas of the Green. The Board expects to receive a report of conditions and proposed solutions in early July. After the Board reviews this assessment, contractors will be identified to conduct the needed repairs and improvements.

The Association's Board of Directors typically meets on the third Thursday each month except in August and December. Meetings are held from 7PM-9PM in the Fairlington Community Center. Upcoming meetings in 2006 will be held on July 27. 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 one week 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 family illness or emergencies may prevent the board from achieving the *quorum* required to conduct Board business or the community center may close due to inclement weather. In these instances Board meetings will be rescheduled and cancellation notices will be placed at the community center. You may also check the Fairlington Green website for meeting updates at <http://www.fairlington.org/greenindex.htm>



## WATER CONSERVATION TIPS

We can all do our part to help decrease the cost to the community for water bills. Here are some easy ways for using water more efficiently:

**Inside your home...**Inspect your home for leaks. 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 system. 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 tank.

**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 deep soak the lawn and garden areas at this time. 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.



## RECIPE CORNER

### *Something for your next summer*

#### **BBQ...**

#### **POTATO SALAD WITH PIMENTO AND PEAS**

**2 ½ pound of white thin-skinned potatoes, peeled and diced**

**Salt and freshly ground black pepper, to taste**

**2 tablespoons white vinegar or cider vinegar**

**½ cup crumbled bacon**

**6 ounces of sliced pimiento, drained and chopped**

**1 cup of frozen sweet peas**

**1 small white onion, peeled and left whole**

**½ cup of regular or reduced-fat mayonnaise (just enough to bind the salad)**

Boil potatoes in salted water for 12 minutes, until fork-tender. Drain and return potatoes to hot pot to dry them. Sprinkle potatoes with vinegar. Transfer potatoes to a bowl and let them cool.

When potatoes have cooled, add pimiento and peas to the bowl. Using a handheld grater, grate onion over potatoes. Add crumbled bacon. Add mayonnaise to bind while mixing ingredients. Season potato salad

with salt and pepper, to taste. Refrigerate for at least 30 minutes.

## 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, however, they are considered the private property of homeowners and not eligible for our community property insurance.

**Take Action Now...** Dominion Products and Services, an affiliate of Dominion Power, is offering residential customers *The Electric Line Repair Program*. This insurance 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! 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)



### TRASH TALK

Trash pick-up is scheduled for 8:00AM, Mondays through Saturdays, except holidays. Trash may be placed outside your back fence 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**  
**4<sup>th</sup> of July**  
**Veterans Day,**  
**Thanksgiving Day,**  
**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. 32<sup>nd</sup> 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. 32<sup>nd</sup> Road
- 4313 S. 32<sup>nd</sup> 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. These animal residents and their owners are reminded of efforts they can take to make 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. Dogs should be controlled to 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 expense s 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. Last year several owners sought missing pets.

## **FAIRLINGTON GREEN BOARD OF DIRECTORS LEGUM & NORMAN PROPERTY MANAGER**

### **President**

Pat McDermott  
703.578.3483

### **Community Manager**

Steve Navar 703.848.4316 snavar@legumnorman.com

### **Assistant Community Manager**

Kristie Yoder 703.848.4332 Kyoder@legumnorman.com

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

### **Vice President**

Jeanne Clarke

703.671.2170

### **Treasurer**

Andrew Coleman

512.289.2381 Fax: 703.848.0982

### **Secretary**

Stacey Knobler 703.578.0018

### **Legum and Norman**

4401 Ford Avenue  
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

### **Fairlington Community Center**

703.228.6588

### **Dog Park** (Parks & Recreation)

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

## **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 Jeanne Clarke, Andrew Coleman, Stacey Knobler, Steve Navar, Pat McDermott, Peter McCarthy, and the Landscaping Committee for their contributions in this issue.

**DID YOU KNOW?** You can view or download a copy of the Welcome Handbook, Monthly Board Agenda, Board Meeting Minutes, and the Green Leaves Newsletters at the Fairlington Green Website: <http://www.fairlington.org/greenindex.htm>.