



Green Leaves



SUMMER 2008 NEWSLETTER
THE FAIRLINGTON GREEN ASSOCIATION

MANAGEMENT SURVEY...

We are eight months into our new management by the Cardinal Management team and our community managers, Terry McGuire and Justin McGahan. The Board is keen to hear from the community about your experience with their performance. Cardinal has proven to be open and responsive to our expectations as we've moved through this transitional period and we hope to use the findings of the survey to continue to inform and shape our relationship with them.

You will be receiving a copy of the survey in the mail and will be able to return your response via mail, drop-boxes in the community, or by going on-line to complete the survey electronically. Even if you have not had direct interaction with the community managers thus far, we are still interested to know of your opinions and ideas about how things are running in the community. Please take just a few minutes to complete the survey and to assist us in better meeting the needs of Fairlington Green homeowners and residents.

POLITICAL SIGNS...

'Tis the Season for the campaigning and advocacy that make our democracy great. And in this town of some of the country's most politically active, the Board of Directors wholly endorses widespread engagement in the process. However, we must take this opportunity to remind you that signs, placards, or any other materials supporting individual candidates or political parties are not permitted on Fairlington Green property. This prohibits exhibition not only on lawns or grounds, but also in windows, on doors, or from any fixtures on or extended from the units.

If you have already set up any of these items, please take the time now to remove them. We don't wish to waste the resources of the community sending violation notices to homeowners. Thank you for your cooperation...and don't forget to vote!

MESSAGE FROM THE PRESIDENT...

*Enjoying the Pool...*The pool is now open and it is hoped that you've had a chance to enjoy the refreshing and relaxing environment it provides. In particular, we hope your experience is enhanced by the new white coat, tiling, and drainage system installed this year.

The Board has had a few inquiries about the pool pass policy and I would like to clarify the reasons behind the one household- and guest-pass strategy. With the expense for each pass at \$5 (currently \$10/household), this is the most cost-effective strategy for the community. Most members of the household will attend the pool together and if one member arrives ahead of others, any household member can enter on the pass that has already been taken to the pool. You may request additional passes, but this will require individual payment of \$5 per pass in advance of receipt.

The hours of operation for the pool were amended this year to better meet the times of greatest utilization and to make the overall operation of the pool more cost-effective for the association. After reviewing sign-in logs from last summer, it was determined that the community would benefit from a shift in weekday hours to slightly later in the day. We observed much more limited use during weekday mornings and a greater number of arrivals within one hour of the

pool's closing hour. Weekday hours after school is let out will be noon to 9 p.m. And weekend hours will be Saturday 10 a.m. to 10 p.m. and Sunday from 10 a.m. to 9 p.m.

We hope that these new hours better meet the needs of Fairlington Green residents, but if you have concerns or questions, please let us know because we would like to keep these under consideration as the season moves forward.

And for our dog-owning or dog-loving residents, there will be a 'Doggy Dip' event during the last hour of our final day of the pool season. More information will be posted at the pool as the day approaches, but be sure to get those swimming trunks fitted early!

RFP for Groundskeeping

*Contract...*At last year's annual meeting, inquiries were made about the nature of our groundskeeping services. As was described, these services are currently provided by 2 members of our community who are paid to regularly survey the grounds and work with the Board, the community managers, and our maintenance contractors to maintain and improve the condition of our community. While this is contracted work, it is not work that could be cost-effectively carried out by an individual or company outside of the Fairlington Green community. In keeping with our efforts to periodically bid-out our contracts to ensure that they are competitive, an RFP has been developed for the groundskeeping services.

Please carefully review the enclosed RFP to determine if you wish to bid on these services and for more information on the process by which bids must be provided. Submissions are due by 5PM on June 29, 2008.

Voting for Board Members in September...As my first term on the Board comes to an end, I plan to run for re-election this September. While there are no vacant seats on the Board, other community members are welcome to stand for election as well. If you are interested, please be sure to notify our community manager, Terry McGuire, at T.MCGUIRE@cmgmt.com or 703.569.5797 ext. 5012 to find out more about the process. If there are specific questions that you have about the roles and responsibilities of the Board, please feel free to contact us at FairGreen@yahoogroups.com.

Every attempt is made to keep Green residents as informed as possible, please let me know if there are issues or topics you would like to see addressed in future newsletters, stacey.knobler@gmail.com or FairGreen@yahoogroups.com.

--Stacey Knobler

UPCOMING BOARD & HOMEOWNER MEETINGS...The Fairlington Green Board of Directors will meet next on June 30 at 7 p.m. at the Fairlington Community Center.

The following monthly Board meetings are currently scheduled: July 24. Homeowners will receive

notification in August about the annual meeting in September.

Please also check the Fairlington Green website at: <http://www.fairlington.org/greenindex.htm> for updated information on 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) provides much useful information about living in the Green: <http://www.fairlington.org/greenindex.htm>. All documents are available upon request from Cardinal Management.

If you rent your property, please consider providing copies of relevant information such as trash, parking, pool, and grounds maintenance regulations to your occupants. This can help to avoid inadvertent violations and prevent the need to follow-up with the

occupants when you receive notification of the infractions.

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. When this occurs, please consider removing this trash and other litter when you find it in the community.

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.

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 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.

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

WE NEED YOUR HELP: THE 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. Ideas for events are welcome, too. If you have any suggestions please contact Corry Schiermeyer at corryschiermeyer@comcast.net.

The Board believes 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 at corryschiermeyer@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.

Additionally, if you would like to be emailed about events or other information regarding Fairlington Green, please send any Board member or the Board email (fairgreen@yahogroups.com) your email information. We will be putting together a listserv to enhance communication with the residents.

YOUR ASSOCIATION AT WORK...

EXTERIOR PAINTING A community-wide cycle of painting will begin in July. NOVA Painting has been contracted to do the work. The painting will cover all areas of wood trim and detail on the exterior of each unit and will also include both the exterior and interior painting of each unit's front and back doors. The painting will be carried out through the fall and, if necessary, will resume in spring of 2009. If you are interested in having the color of your doors changed to another association color or if you would like to know when painting will be carried out on your unit, please contact our portfolio manager, Justin McGahan, j.mcghan@cmgmt.com or 703.569.5797.

Approved colors for front and back doors are: red, black, white, yellow,

dark brown, light brown, light green, and Williamsburg blue.

In all instances, separate unit doors sharing a porch must be of the same color and mutually agreed upon by both unit occupants.

TOT LOT New mulch has been added to the tot lot area to restore the ground surface area to County standards.

In the coming year the Board will be reviewing the costs for replacing the equipment at the tot lot. If you have suggestions on the type of equipment that should be considered, please let us know, fairgreen@yahogroups.com.

LANDSCAPE COMMITTEE UPDATE

SUMMER WATERING... As we move into the hotter and dryer summer season, we hope that all Fairlington Green residents will take care in helping to maintain the natural beauty that enhances our community. In numerous common areas there are annual plantings as well as new shrubs and trees and grass that require regular watering to flourish and thrive. Please help to protect the investments of the association and work with your neighbors to help ensure that these areas receive the moisture they need throughout the summer months. Thank you.

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, Co-Chair, 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, Co-Chair, 703-931-6458 or email: jkind83037@aol.com

Apple Area: Closest to the dog run, bordered by S. Stafford, Quaker Lane and 32nd Road: Sandi Paige, Co-Chair, 703-671-9244 or email: sandrajune9244@aol.com

Other members of our Landscape Committee are Beth Burns, Kathy Becker, Peter McCarthy, Co-Chair, and our pro bono advisor, Bill Sullivan of Sullivan's Landscaping.

ROLE OF YOUR LANDSCAPE COMMITTEE:

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

We thank you for your support and assistance --*The Fairlington Green Landscape Committee*



PET (parents) ETIQUETTE FOR FAIRLINGTON GREEN

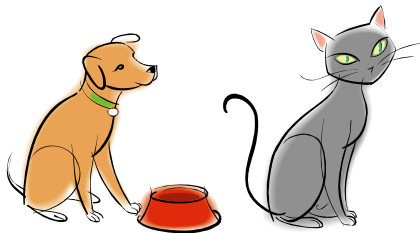
NEIGHBORS...Pets bring enjoyment to many of the households within Fairlington Green. Animal residents and owners are reminded of efforts to take to keep our furry residents good neighbors.

Dog Owners...Arlington County has a "leash law" meaning all dogs must be leashed at all times when outside of a fenced area. Please always have your dog on a leash while walking or have the dog on a tie out while in your presence in common areas. We have had numerous complaints about dogs roaming without owners and unleashed. This is not only against the law, but it is unsafe for the roaming dog and it can be unsafe for our residents and their guests. Arlington County Animal Control has been patrolling the Fairlington in response to complaints of roaming dogs.

In addition to leashing your dog, County ordinance requires you to pick-up and bag your dog's droppings. No matter how hard you try, your pet cannot take on this task. Pet parents remember to

always pick-up after your dog. 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 our sewer lines. Here's a friendly reminder of what should not be placed in sinks or waste disposals, drains, and/or toilets:

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

- Stringy vegetables, e.g., celery, corn husks.
- Large sanitary items
- Disposable diapers
- Paper towels
- 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 Cardinal to schedule a plumber for repairs and a restoration company to clean and sanitize the unit.



PARKING....PLEASE BE A COURTEOUS NEIGHBOR...

We continue to receive complaints regarding numerous vehicles without parking permits that have been parked frequently or for long periods of time in the reserved parking lots.

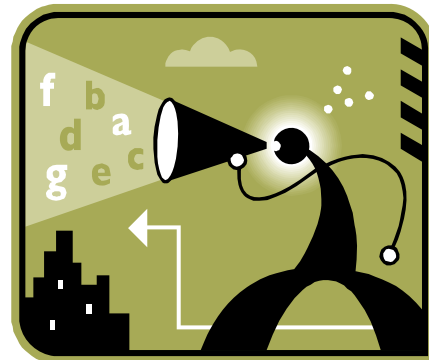
Please remember each residence is allowed one car to be parked in the Fairlington Green lots and you must make visible your parking permit while parked in the reserved lots. Individual spaces are not reserved, but all vehicles require a permit. All guests should park on the street, not in our lots. If you have guests visiting, please make sure they know to park on the street, not in the reserved parking lot.

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

COMMUNICATIONS

COMMITTEE...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, corryschiermeyer@comcast.net or April Isenhower, aprilisenhower@hotmail.com.

Please check the Fairlington Green web page for updates on what is going on in the Green:
<http://www.fairlington.org/greenindex.htm>



Fairlington Green Board of Directors

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Assistant Community Manager
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Accounting Representative
Cena Powell
Email: c.powell@cmgmt.com

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

Arlington County Water
Emergencies
703.228.6555

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 (call Police)

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

