

# GREEN LEAVES

The Newsletter of the Fairlington Green condominium Association

Winter, 2006

## THE LATEST...

### HOMES DAMAGED BY JANUARY WATER MAIN BREAK

During the very early morning hours of January 16<sup>th</sup> a water main break erupted below the street at the intersection of 31<sup>st</sup> and S. Stafford Streets. After being reported to the authorities, the water ran unchecked for over 2 hours and flooded the backyards and basements of eight (8) homes in the Green. Several units experienced considerable damage to both structural and personal property. Claims covered by the association's master insurance policy and consistent with the association's water penetration policy have been accepted and work to repair and restore the units has begun. Currently, Arlington County is accepting no responsibility for the cause of the main break or liability for the consequent damage. Legal counsel for the association has advised the Board to pursue the County to accept liability for damages and the cost to the association of the \$10,000 insurance deductible. Because the County's ongoing construction work in the area of the water main break and their inexplicably slow response in shutting-off the water main are considered direct contributors to the extent of the damage, it is hoped that recovery of all or some of the costs born by the association may be possible. However, if these costs are not recovered they will be covered as an unexpected expense from the FY 2006 budget.

If you have any information regarding the water main break or information that may help to establish the County's responsibility, please send it to the Board at [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com) AND to Steve Navar at Legum & Norman ([SNavar@legumnorman.com](mailto:SNavar@legumnorman.com)).

### YOUR ASSOCIATION FUNDS AT WORK...

#### Roof Repair Scheduled To Begin In Early March.

Simpson Unlimited is scheduled to begin slate and flat roof replacements on March 6, 2006. 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.

The Thomas Downey company has been contracted to assess the sources of and solutions to erosion and drainage problems in certain areas of the Green. Work will begin in early March. After the Board receives this assessment contractors will be identified to conduct the needed repairs and improvements.

### Exterior Painting and Repairs of Rotted Wood.

For the purpose of painting, our community has been divided into three sections of roughly equal size. Each section is painted every third year, so there are buildings being painted every year. Phase 3 of 3 was completed in November 2005. During the painting, areas with damaged and rotting wood were identified. The repairs and re-painting of these areas is currently underway.

### UPCOMING ASSOCIATION BOARD MEETINGS

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 March 23, April 27, May 25, June 29, and 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>

### FOUR BOARD POSITIONS WILL OPEN IN SEPTEMBER 2006

Please begin to consider becoming actively involved with the Fairlington Green Association. The Board of Directors of Fairlington Green relies on the voluntary participation of homeowners to contribute to the management and execution of association business. Their efforts are essential to ensure the continued maintenance

and improvement of our special community. The terms of three Board members will be coming to an end this September and the currently vacant *Member-at-Large* position also will need to be filled. For more information, please contact a current board member.

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### RECIPE CORNER

In honor of the competition of the 20<sup>th</sup> Winter Olympics in Torino, Italy, here is a classic, elegant winter stew from Piemonte (the Italian region of Torino). It really does require a good bottle of Barolo to come out right. As part of a special occasion with family or friends, you are sure to be quite pleased with the results.

#### Brasato Al Barolo

##### Ingredients:

- 3 pounds beef, either rump roast or a similar cut
- A bottle of Barolo or similar full bodied tannic wine
- 2 large onions
- 2 large carrot
- 3 stalks of celery
- 3 bay leaves
- Peppercorns to taste
- Butcher's twine
- 2 tablespoons butter and 2 tablespoons prosciutto fat (if need be use just butter)
- 1/4 cup cognac (optional)
- Salt to taste.

##### Preparation:

Begin the day before you plan to cook the meat. Slice the onion, celery, and carrot, and put them in a bowl with the meat, laurel, and peppercorns. Pour the wine over the mixture and marinate it until the next day, turning the meat occasionally.

Remove the meat, reserving the marinade, and pat the meat dry. Strain the marinade, bring it to a boil, and cook it until it's reduced by half. In the meantime, tie the meat with string so it keeps its shape and brown it in a pot with the butter and prosciutto fat. Once it's well browned on all sides, sprinkle the cognac over the meat, if you're using it, and light it. When the flames have gone out, season the meat with salt, pour the reduced marinade over it, add the vegetables that it marinated with, cover everything, and simmer until the meat is done, about two hours. When the meat is done remove it to a platter and remove the string. Remove and blend the vegetables (discard the bay leaves). Degrease the sauce, stir the vegetables back into it, pour it over the meat, and serve. The meat should be so tender it could be carved with a spoon.

Serve it with mashed potatoes or a steaming polenta, and the other vegetables you prefer.

### 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.

### 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.*

#### **What do you do if your kitchen sink backs-up?**

*Kitchen sink back-ups are the responsibility of the owner.*  
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**Green Leaves is the newsletter of the Fairlington Green Condominium Association. It is produced and distributed by Fairlington Green neighborhood volunteers. Thanks to Pat McDermott, Jeanne Clarke, Andrew Coleman, Steve Navar, and Stacey Knobler 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>.

**TRASH TALK**

Trash pick-up is scheduled for 8:00AM, 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, 4<sup>th</sup> 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. 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

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**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 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. Last year several owners sought missing pets.

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**2006 LANDSCAPING MAINTENANCE SCHEDULE**

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

**Mulching:** Begins in March

**Mowing & Trimming:** Starts the 1<sup>st</sup> week of April and continues at 7-10 day intervals, weather permitting

**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

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## USEFUL ARLINGTON COUNTY TELEPHONE NUMBERS

### POLICE (non-emergency)

Arlington  
703-558-2222

### Dominion Power (street lights/power outages)

888-667-3000

*Alexandria* 703-838-4444

**Animal Warden** 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*

*Confrontations with dog walkers*

**Animal Control** 703-931-9241

**Arlington County Police** 703-558-2222

### MAINTENANCE ISSUES

*trash pickup, field conditions, locks and gates, etc.*

7:30 a.m. to 4 p.m.

Arlington County Dept. of Parks,  
Recreation and Community Resources  
703-228-6525

### After hours

Arlington County Dept. of Public Works  
703-228-6555

### FAIRLINGTON GREEN POINTS OF CONTACT

#### BOARD OF DIRECTORS

President, Pat McDermott 703-578-3483

Vice-President Jeanne Clarke 703-671-2170

Secretary Stacey Knobler 703-578-0018

Treasurer Andrew Coleman 512-289-2381

Community e-mail: [Fairgreen@Fairlington.org](mailto:Fairgreen@Fairlington.org)

#### LANDSCAPE COMMITTEE:

**PETER MCCARTHY**, Co-chair, Grass/shrubs 703-998-6861, [mccarthy@careertran.com](mailto:mccarthy@careertran.com)

**BRENDA BURNS**, Co-Chair, Beautification, "Oak Area"  
(bordered by 32<sup>nd</sup> Rd., Utah, 32<sup>nd</sup> St., South Stafford) 703-671-3584 [brentoni@starpower.net](mailto:brentoni@starpower.net)

**JOAN TRELEASE**, Co-Chair, Support/Board Liaison 703-379-0847, [jwtn@cs.com](mailto:jwtn@cs.com)

**CARI HARLACH** [cbsharlach@hotmail.com](mailto:cbsharlach@hotmail.com)

**BARBARA VETTER** "Apple Area" (bordered by  
South Stafford and Quaker Lane) [vetterb@osd.pentagon.mil](mailto:vetterb@osd.pentagon.mil)

#### VACANT

"Cherry Area" (bordered by South Stafford and 33<sup>rd</sup> St.)

#### **Property Manager** Legum and Norman

4401 Ford Avenue, Suite 1200  
Alexandria, Virginia 22302

#### *Business Hours:*

Monday – Thursday

9:00am – 5:00pm

Friday 9:00am – 1:00pm

#### **Community Manager**

Sher Opal: 703-848-4339

[Sopal@legumnurman.com](mailto:Sopal@legumnurman.com)

Maintenance Work Orders

Inas Hadieh: 703-848-4325

Fax 703-848-0982

[lhadi@legumnurman.com](mailto:lhadi@legumnurman.com)

#### **Towing** (to retrieve a towed car)

A-1 Towing 703-416-0710

*After Hours and Weekend*

Emergency

703-600-6000