

GREEN LEAVES

The Newsletter of the Fairlington Green Condominium Association
Winter, 2009/2010

2009 Was One Busy Year!

This last year was an extremely busy year for the Green. As always, the Board and other volunteer members of the association stepped up and made it all happen.

- The overhaul of the pool along with the new furniture provided a very relaxing summer retreat.
- The tennis court was resurfaced and is ready for use.
- The Tot Lot now has new, usable equipment. Thank you to the volunteers who gave their time to save the association money by removing and installing the new equipment.
- The painting of all units is now complete. We can get back to the normal 3 year painting cycle.
- Termite issues have been addressed and will continue to be monitored.
- Landscaping updates continued. Trees were replaced. Diseased trees were removed. New shrubbery has been planted for noise control.



HOT Lanes Update

The HOT lanes on I-395 are on hold for now. These are the proposed High Occupancy Toll lanes that could be used by vehicles with 3 occupants at no charge, and by drivers willing to pay a toll to speed their trip. The toll would vary by the amount of congestion and time of day. If the proposal is built, the HOV lanes will be expanded to 3 HOT/HOV lanes. The proposal includes a new northbound exit at the Shirlington circle. Traffic lights will be added to the circle. There will be construction, noise, more traffic on the circle, and possibly more traffic on Quaker Lane. It is proposed to add some noise barriers along I-395 from King St to Quaker Lane. There have been several presentations by VDOT/Fluor-Transurban Partnership to the Fairlington Citizens Association, ParkFairfax Association, and to the general public.

Much more information on the proposed project can be found at www.fca-fairlington.org and links at that website.

Frequently Asked Questions

Fairlington Green documents, FAQs, and previous newsletters can be found online at:

<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.

A Message from the President

In welcoming the return of our *Greenleaves* newsletter, I am pleased and grateful to recognize our new volunteer editors and Green residents, Mary Shea and Ron Wishart. We hope to be able to maintain regular communications with the community through the newsletter and our website. If you are looking for information, please check these resources first. And if you don't find what you need there, please contact me, stacey.knobler@gmail.com or Terry McGuire at Cardinal Management, t.mcguire@cmgmt.com.

As many residents begin to dismantle some of the wonderful holiday decorations that dotted the neighborhood, please remember that Christmas trees and other natural brush elements can be recycled until January 15, 2010. During this time and even after this period, such items MUST be left on the curbs of the parking lots and sidewalk areas. The items should NOT be left outside of your patio gates or in other usual areas of trash collection. Thank you for your cooperation.

As we begin 2010, the Fairlington Green Board of Director's send wishes for good health and happiness in the coming year!

--Stacey Knobler

Annual Meeting

The Annual Fairlington Green Condominium Association Meeting was held on October 22, 2009, from 730-930pm.

Corry Schiermeyer and Andrew Coleman were reelected to the Board and Dana Zook was nominated from the floor to replace Shawn Whitman who has moved from the neighborhood. Remaining on the Board are Stacey Knobler and Hunter Moorhead.

After the Annual Meeting adjourned, the 5-member Board elected officers:

President	Stacey Knobler
Vice President	Corry Schiermeyer
Treasurer	Hunter Moorhead
Secretary	Dana Zook
Member at Large	Andrew Coleman

The FY2010 Budget (Oct 09-Sep 10) was presented. The monthly condo fees will remain the same but the budget projects a \$12,000 deficit and the Reserve Fund balance will be \$285,000 below the recommended balance. It is likely that a special assessment will be necessary during the year. All homeowners should have received a new coupon book for monthly payments beginning December.

Stacey Knobler reported on the accomplishments over the past year. Some of these are listed on the first page of this newsletter.

Next September, if not attending in person, it is important that every unit return a properly completed proxy, signed by each homeowner if there is more than one, with the signature(s) witnessed. This year we did barely have enough for a quorum so the meeting could proceed. Last year on the night of the meeting we had to go door to door to get proxies or attendees. One year we had to cancel the meeting and reschedule for a month later, at additional expense.

Landscape Committee

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 keep its Historical Certification standard; and to further property value and appreciation.



The Fairlington Green Landscape Committee

If you have any questions regarding the landscaping around your unit contact your area coordinator:

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 email: sandrajune9244@aol.com

Daily Trash Pickup Guidance

Trash pick-up is scheduled for 8:00 a.m., everyday, Monday through Saturday, 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.

Large Item Pickup Guidance

Large Item Pickup is scheduled on the first Saturday of every month. These items should be placed at the street curb, not the interior parking lot curbs.

Capitol Services, our Trash and Recycling contractor, picks up these items. Lisa Worrell at 703 998-5860, CapitolServices@charter.net, can be contacted for large pickups on other days, for a fee. Call her if you have questions about a large amount of trash when moving, or to arrange for them to take appliances containing refrigerant.

There was a discussion at the Annual Association Meeting on ways to recycle these larger items to reduce the number of usable items that go into the landfill. More information on this topic will be in the next newsletter.

Consider placing your large items on the curb early on Saturday morning in a location on the street curb that is visible so those who drive by may see the items before the trash truck hauls them away.

Electrical Lines

Condominium owners are responsible for the electrical lines that run between the meter and our homes. These lines between the meters and our homes are aging and occasionally fail. Homeowners should consider purchasing insurance for 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 go online to the Dominion website www.dom.com and type In-Home Electric Line Repair Program in the Search box. The Terms and Conditions do not make it clear that the lines from the meter to the condo unit are covered, but at the 6/10/08 Dominion Power presentation to the Fairlington Citizens Association, Deborah Johnson of Dominion stated that this program does cover these lines in Fairlington.

Volunteer Opportunities

If you have an idea on how to improve Fairlington Green please volunteer to head a committee, do a study, write a newsletter article, or contact the Board members at FairGreen@yahogroups.com.

If you have an idea for the newsletter, want to make a suggestion, write an article or help in other ways, contact Mary Shea at cbsmls@comcast.net or Ron Wishart at rwishart@comcast.net.

Care of 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
- Large sanitary items
- Disposable diapers
- Paper towels
- Facial tissues especially with moisturizers
- Toilet tissue with moisturizers
- Dental floss
- Cat Litter
- Pet or human hair
- Cigarette butts

We ask that each resident purchase an enzyme sewer cleaner (available at most hardware stores) and on a monthly basis pour some down each of your sewer drains (toilets, tubs, sinks) to help keep the lines clear. We appreciate your 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.

Utah Park

There was a sizable discussion at the annual meeting regarding Utah Park. Some of the common complaints include insufficient trash cans, dog owners not following the rules, disrepair of the park facilities and inappropriate activity at the park during the day and at night. With the addition of the new shelter currently being built, these complaints will be on the rise.

The park is managed by Arlington County. While the association is in contact with the county on some issues, the association has no authority. The best course of action to address these concerns is for individual residents to contact the county directly.

If the complaint involves inappropriate or unlawful activity, please contact the Arlington County Police immediately.



Next Board Meeting

The Fairlington Green Board of Directors will meet next on January 14, 2010 at 7 p.m. at the Fairlington Community Center.

Board meetings are generally held on the second Thursday of every month at 7PM at the Fairlington Community Center. A Homeowner Forum is sponsored at the beginning of every meeting to allow members of the association to bring any issues to the attention of the Board. If you wish to participate, please contact Cardinal Management at least 3 days in advance of the meeting to ensure that time is added to the agenda.

The schedule of meetings for the coming year is as follows. Please keep in mind that at times inclement weather or scheduling conflicts require rescheduling. Please check the website shortly before attending for updated information.

Thursday, February 11, 2010
Thursday, March 11, 2010
Thursday, April 8, 2010
Thursday, May 13, 2010
Thursday, June 10, 2010
Thursday, July 8, 2010

Recycling

Recycling Day is Wednesday. Items may be placed in one of the six locations Tuesday evening once the bins are available for collection.

The Recycling Locations are:

- 3139/3165 S. Stafford Street at the parking lot curb
- 3207 S. Stafford/4105 S. 32nd Road at the end of the units
- S. Stafford Circle by the unit at 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 at the rear of the units on the parking lot sidewalk

Capitol and Arlington County have greatly increased the list of items accepted for recycling. It now includes almost all paper products and almost all plastics. They do not want plastic food trays and cups, clamshell containers, light bulbs, mirrors, Styrofoam, window glass, ceramics, batteries, pottery, cookware (pots and pans), broken glass, or anything else made of glass. See the "What to Recycle" list that follows. The contractor places large gray barrels at the 6 recycling locations on Tuesdays and the co-mingled items are picked up early Wednesday. The paper items are picked up later Wednesday morning.



The following recycle information is provided by Capital Services as of 12/15/09.

CAPITOL SERVICES OF VIRGINIA, INC.



FAX: (703)998-6199
TEL: (703)998-5860

"WHAT TO RECYCLE?"

- 1. MIXED PAPER: NEWSPAPER, MAGAZINES, INSERTS, OFFICE PAPER, BROCHURES AND OTHER GLOSSY PAPER, PAPER BAGS, SELF ADHESIVE PAPER, POST-IT-NOTES, PAPER AND HARDCOVER BOOKS, CATALOGS, CEREAL AND FOOD BOXES, TELEPHONE BOOKS, ENVELOPES (WITH AND WITHOUT WINDOWS), AND "JUNK MAIL"**
 - Place Mixed Paper (see above) in paper bags or tie them with twine.
 - Place mixed paper adjacent to recycling bins.
 - Do not place *loose* newspapers near the curb or in the recycling bins. Loose newspapers may blow away and litter the community. **The recycling bins are not intended for newspapers.**
 - Do not recycle paper plates, napkins and other items contaminated with food.
- 2. CORRUGATED CARDBOARD - PIZZA BOXES AND CARDBOARD BOXES**
- 3. COMMINGLES: ALUMINUM CANS, METAL FOOD CANS, GLASS BOTTLES AND JARS, MILK AND JUICE CARTONS, PLASTIC BOTTLES AND JUGS (#1-7), WIDE-MOUTH PLASTIC CONTAINERS, ALUMINUM FOIL AND ALUMINUM TRAYS, EMPTY AEROSOL CANS, WIRE HANGERS, RIGID PLASTICS, PLASTIC BAGS**
 - Empty and rinse all food and liquids from plastics, aluminum beverage and other metal cans (removing the label is unnecessary).
 - Do not recycle plastic food trays and cups, clamshell container, light bulbs, mirrors, Styrofoam, window glass, ceramics, batteries, pottery, cookware (pots and pans), broken glass, or anything else made of glass.
- 4. RECYCLING BINS**
 - Food contamination can cause an ENTIRE batch of commingled recyclables to be rejected
- 5. COLLECTION:** Recycling service will be provided on Wednesday for separated newspapers in paper bags or tied in bundles, cardboard and for commingles (see acceptable and non-acceptable materials above). The Contractor will take all suitable materials placed in proper recycling bins to a recycling recovery center (currently Capitol Fiber, Inc).

Fairlington Green Board of Directors

Stacey Knobler, President
3161 S. Stafford Street
Phone: 703.578.0018
Email: FairGreen@yahoogroups.com
stacey.knobler@gmail.com

Corry Schiermeyer, Vice President
Email: FairGreen@yahoogroups.com

Hunter Moorhead, Treasurer
Email: FairGreen@yahoogroups.com

Dana Zook, Secretary
Email: FairGreen@yahoogroups.com

Andrew Coleman, Member at Large
Email: FairGreen@yahoogroups.com

Other Useful Numbers

Police (non-emergency)
703.558.2222

Dominion Power
888.667.3000

Arlington County Water
Emergencies
703.228.6555

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

Animal Control
703.931.9241

Cardinal Management Company

4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192
Telephone: 703.569.5797
Fax: 703.866.3156

24/7 After-Hours Emergency:
866.370.2989

Community Manager
Terry McGuire, Vice President
Telephone: 703.569.5797 ext. 5012
Email: T.MCGUIRE@cmgmt.com

Terry McGuire's Assistant
Corinne Kaminski
Telephone: 703.565.5002
Email: c.kaminski@cmgmt.com

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

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