



# GREEN LEAVES



WINTER/SPRING 2008 NEWSLETTER  
THE FAIRLINGTON GREEN ASSOCIATION

## ALMOST POOL TIME!!!

In order to have the pool facilities in working order and up to health department codes by Memorial Day weekend (opening day for the pool is May 24), Premier Aquatics has been contracted to replace the white coat and water line tiles of the main and wading pools. Return inlets and drains have also been repaired and replaced. Additionally, railings, steps, and cover anchors will be secured and repaired.

Along with updates to the pool, new pool hours will take affect when the pool opens. As in previous years we will have school hours during the week until local schools are dismissed for the summer. Those weekday hours will be from 3 p.m. 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. Weekday hours after school is let out will be noon to 9 p.m. Please remember to return your information promptly once you receive your forms from Cardinal regarding pool passes. Each household will receive two resident passes and one guest pass. See you soon, at the pool!!!

## PARKING LOTS...

The Association will be repainting the lines in the parking lots soon. Before painting begins, Cardinal Management will send letters to residents to inform them of the date and time the lots will be repainted. **On the day of repainting, all vehicles must be moved from the lots or they risk being towed.** Hopefully the newly painted spots will help in discouraging non-permit holders from parking in the Fairlington Green lots.

Please remember, all parking spots in the lots are reserved, not assigned, but reserved and each resident is provided one permit per household. Please do not park in the lots without a visible permit in the car. 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. All cars without visible permits parked in the Fairlington Green lots are subject to ticketing and towing.



## ***MESSAGE FROM THE PRESIDENT...***

### ***Fire Safety***

The Association recently received information from the Arlington County Fire Department reminding all residents of the County that they are required to have working smoke alarms in their homes. The Board encourages all homeowners and renters to test their alarms on a regular basis and to ensure that they have a sufficient number of alarms to effectively and quickly detect fire and smoke in their units. Please see the insert in this newsletter, which includes a Notice from Arlington County as well as a fire safety factsheet. Be sure to review this important information.

If you have specific questions or concerns, contact our property manager, Terry McGuire. You may also inquire with the Board at [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com) or me at [stacey.knobler@gmail.com](mailto:stacey.knobler@gmail.com).

Please let me know if there are issues or topics you would like to see addressed in future newsletters, [stacey.knobler@gmail.com](mailto:stacey.knobler@gmail.com) or [FairGreen@yahoogroups.com](mailto:FairGreen@yahoogroups.com).  
--*Stacey Knobler*

**UPCOMING BOARD & HOMEOWNER MEETINGS...**The Fairlington Green Board of Directors will meet next on April 24 at 7 p.m. at the Fairlington Community Center, Room 104.

The following monthly Board meetings are currently scheduled:

May 29, June 26 and July 24. Please also check the Fairlington Green website at:

[www.fairlington.org/greenindex.html](http://www.fairlington.org/greenindex.html) 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, 4<sup>th</sup> 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. 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

### **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](mailto: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](mailto: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@yahoogroups.com) your email information. We will be putting together a listserve to enhance communication with the residents.

### **YOUR ASSOCIATION AT WORK...**

**EXTERIOR PAINTING** A two-year cycle of painting will begin this spring. 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 will begin again 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 property manager, Terry McGuire, [T.MCGUIRE@cmgmt.com](mailto:T.MCGUIRE@cmgmt.com) or 703.569.5797 ext. 5012. Bids for the painting contract are currently being solicited and will be reviewed by the Board within the next two months.

**ROOFS** Scheduled maintenance and replacement will continue on two roof surfaces this fiscal year. Seal Engineering is currently accepting proposals to meet the necessary

specifications and the Board will review and approve bids within the next two months.

### **LANDSCAPE COMMITTEE UPDATE**

*Christmas decorations...* Thank you, thank you, thank you to the many members of our wonderful Community who contributed so much to the spirit of the season whether Christmas, Hanukkah or other personal holidays, with their very creative displays of holiday cheer. When walking through our three areas comprising "the Green", Oak, Apple and Cherry, one could truly feel the spirit of the Season. There were courtyards entirely decorated with lights in windows and beautiful decorations; throughout, residents had placed garlands and lights; wreaths on doors and gates; luminaries, candles in windows; and lights on trees and bushes; red bows on doors; and light posts decorated in ribbons. Yes, once again Fairlington Green distinguished itself as a very special Community! Be it decorations for the Christmas holidays, or building beautiful gardens and floral displays from Spring to Fall, our Community is among the very best, and one in which to be very proud! Thank you again from the Landscape Committee and your Board.

*Spring is here...* so start thinking about your gardening and floral planning. *Local garden outlets and nurseries...* If 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, also provides expert counsel; Home Depot in the Trade Center on S. Pickett Street; and Lowe's Hardware on Rt. 1, Alexandria offer a full range of beautiful flowers, hanging baskets, shrubs and trees. 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 hostas for shady areas; wave petunias have flourished in full sun along with geraniums. Camellias do very well with proper 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.

*Thank you...*to Cari Harlach who is stepping down after many years of excellent service to our Landscape Committee. We thank you for your kindness and contribution to the Community, Cari, and wish you all the best.

**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 32<sup>nd</sup> Road, S. Utah, 32<sup>nd</sup> Street, S. Stafford: Brenda Burns,

Co-Chair, 703-671-3584 or email: [brentonio1544@hotmail.com](mailto:brentonio1544@hotmail.com)

**Cherry Area:** Closest to Fairlington Community Center, bordered by 33<sup>rd</sup> Street, S. Stafford, 32<sup>nd</sup> Road and Quaker Lane: Joan Kindred, Co-Chair, 703-931-6458 or email: [jkind83037@aol.com](mailto:jkind83037@aol.com)

**Apple Area:** Closest to the dog run, bordered by S. Stafford, Quaker Lane and 32<sup>nd</sup> Road: Sandi Paige, Co-Chair, 703-671-9244 or email: [sandrajune9244@aol.com](mailto: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.

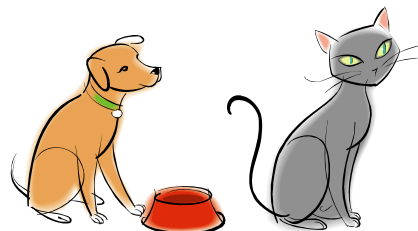
**Dog Owners...**Arlington County has a "leash law" meaning all dogs must be leashed at all times when outside of a fenced area. Please always have your dog on a leash while walking or have the dog on a tie out while in your presence in common areas. We have had numerous complaints about dogs roaming 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.

**WATCH FOR BIRDS IN YOUR VENTS...**Last year some residents had to deal with birds building nests in dryer vents. Birds can introduce all sorts of fun little bugs into your house through the vent. More importantly the nests can significantly block the flow of air almost rendering your dryer inoperable and cause a build up of heat within the vent potentially creating a fire hazard. This problem can be easily and cheaply remedied by placing some metal mesh wire over the outside vent opening, blocking the birds from being able to get in to build nests. Often you may not know the birds are fast at work on the vent, but you may notice a rapid decline in the functionality of your dryer. The problem can pose some minor health to severe safety issues for you and your neighbors' homes.



## 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.

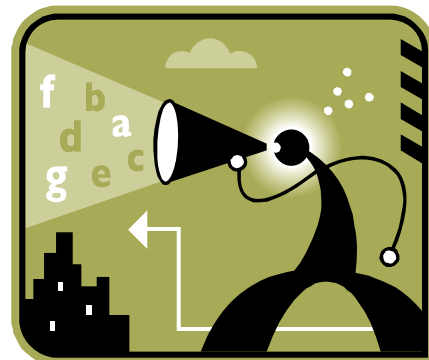
*What do you do if you have a sewer back-up in your unit? If sewage is entering through lower floor (basement) drains or toilets, it is the management's responsibility to respond. Owners should contact Cardinal to schedule a plumber for repairs and a*

*restoration company to clean and sanitize the unit.*

## 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](mailto:corryschiermeyer@comcast.net) or April Isenhower, [aprilisenhower@hotmail.com](mailto:aprilisenhower@hotmail.com).

Please check the Fairlington Green web page for updates on what is going on in the Green:  
[www.fairlington.org/greenindex.html](http://www.fairlington.org/greenindex.html)



## 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

Andrew Coleman, Treasurer  
Cell Phone: 512.289.2381  
Email: FairGreen@yahoogroups.com

Shawn Whitman, Secretary  
Email: FairGreen@yahoogroups.com

Milam Mabry, Member at Large  
Email: FairGreen@yahoogroups.com

**Cardinal Management Company**  
4330 Prince William Parkway, Suite  
201  
Woodbrige, 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

**Assistant Community Manager**  
Justin McGahan  
Email: j.mcghan@cmgmt.com

**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

