

O . . . Fairlington Arbor MEMO

November 1999

BOARD MEETING

Tuesday, November 23 at 7:00 PM in the South Fairlington Community Center. All homeowners and renters are welcome. To place an item on the agenda for discussion during Homeowner Forum, please call David Pollard, facilities manager, at least ten days in advance.

GENERAL INFO

Trash Pickup: Monday - Saturday except Federal holidays. Put securely tied bags out between 7:00 and 8:00 AM on the day of the pickup.

Large Items : Call David Pollard to arrange for pickup.

Recycling: Receptacles for mixed glass, plastics (*HDPE 1 & 2 only*), and cans (aluminum and steel) are put out on Tuesdays and collected on Wednesdays. Newspapers (securely tied or bagged in paper, not plastic) and broken down corrugated cardboard may be left beside the receptacles.

Mixed paper (junk mail, office paper, envelopes, etc.), catalogs, and magazines are accepted at the Arlington Country Recycling Center, Four Mile Run at Columbia Pike.

ONSITE MANAGEMENT OFFICE TO RELOCATE IN NOVEMBER

On October 28, 1999, the Board finalized purchase of the Barcroft unit at 3472 S. Utah Street that will be used as our onsite management office. The Association paid \$135,000 for the unit; a Barcroft unit recently sold for over \$139,000. The funds were paid out of the general operating reserve account at the recommendation of the Association's certified public accountants. There will be no special assessment and the FY2000 operating budget, which goes into effect on 11/1/99, shows no increase in condominium fees for the seventh consecutive year.

During the month of November, the onsite management office will be relocated from the poolhouse to the ground floor of the unit. There will be no change to the office telephone numbers.

Appropriate equipment and other items of Association property will be transferred from the poolhouse and from offsite storage to the basement of the unit. The Board will take advantage of this opportunity to update

the inventory of Association property. As explained in recent Board communications, motorized equipment, sand, fertilizer, paint, stain, industrial cleaning supplies, solvents, etc., will continue to be stored in the poolhouse maintenance facility and repair work will continue to be carried out there.

To date, the Board has received written communications on the unit purchase from less than 25 percent of the community. Letters represented support; opposition, both individually expressed and as signatures to a form letter; requests for a meeting of co-owners; requests for information; a few suggestions of optional approaches (the Board explored options and reported on them at the Budget Meeting and in follow up communications); and procedural observations. The following numbers reflect the communications received from individual units expressed as a percentage of the Arbor's total of 367 units. This does not represent actual voting share in the Association. The following information is based on all correspondence in hand on October 29, 1999 as the *Arbor Memo* goes to press.

Opposition	9.3%
Support	7.1%
Request for meeting	4.4%
Request for information, suggestions, etc.	2.2%
No opinion expressed	77%
TOTAL	100%

COMMUNITY INPUT SOUGHT

Members of the community are invited to help the Board explore two issues.

The Board requests advice on alternatives to the current procedures for dealing with large items left curbside and elsewhere on the property by residents, and other materials destined for the county dump. These items are gathered up by our onsite facilities management team and held until the scheduled free --monthly pick up. Requesting additional pickups cost the Arbor \$350 for haulage and dumping. Several residents are concerned that the items are an eyesore and that unsupervised children treat them as a playground. Residents are invited to form an ad hoc committee to ex-

amine alternatives and to present recommendations, fully supported by cost and implementation information, to the Board at the January 2000 Board meeting.

The Board would also like to appoint a committee to draw up suggested procedures for use of and access to the new management office. Procedures should include hours; regular and emergency access; meeting use; keyholders; parking; security. The Board would like to review the committee's recommendations at the December 1999 Board meeting.

Five to ten residents are required to form each committee. Membership is open to co-owners and renters. To volunteer, please call 671-1575 by November 7. Leave your name, phone number, and the committee(s) you are interested in serving on. Committee volunteers will be put in touch with each other to proceed. Each committee will appoint a chair who will provide the Board with a list of members.

KEEP WALKWAYS, GREENS CLEAR

The hallways, sidewalks, driveways, roads and roadways shall be used for no other purpose than for normal transit through them.

Bylaws, Article VI, Section 5.

Please remember that baby carriages, bicycles, children's toys, etc., may not be left on sidewalks, walkways, or grassy areas. A resident recently reported tripping on a child's skate that had been left on a path in the common area at the back of the units. Parents are responsible for any damage to property or personal injury resulting from the actions of their children or their children's friends.

FREE PLUMBING REPAIRS

The Arbor's contract with Water Management is still in effect. If you have a dripping tap or a running toilet, you can have it repaired FREE. Call Water Management at 703-658-5325.

WINTERIZE EXTERIOR WATER SUPPLY

The weather is getting colder. To minimize the risk of frozen and broken pipes, turn off the water supply to your outside faucets at the main valve (usually under the kitchen sink for the back faucet and adjacent to the water heater for the front faucet) then open the faucet all the way to drain the pipe and leave it open.

NO TRASH PICKUP

THANKSGIVING DAY Thursday, November 25.

Please do not put trash out until the morning of Friday, November 26.

BOARD OF DIRECTORS

President ¾ Judith Greig	931-6415
Treasurer — Tom McQuillan	578-4869
VP Buildings - Gus Wescott	931-7433
VP Community Affairs ¾ Desiree Di Mauro	379-5377
VP Grounds - Jincy Boerner	845-5531
COMMITTEE CHAIRS	
Finance ¾ Sandy Hodapp	379-6860
Grounds — Carol Johnson	578-4628
Diann McCormick	671-3109
Pool — Lorrie Dillree	820-0642
Tom Whittaker	578-3061

ARBOR STAFF

Facilities Manager ¾ David Pollard	671-1575
Emergency Calls (after hours)	799-2959 or 827-1500
CFM Manager ¾ Mike Maloney	827-1500, ext. 41

NEWSLETTER

Editor - Judith Greig 931-6415

USEFUL INFO

A-1 Towing	416-0710
Abandoned Vehicles (voicemail)	358-4144
Animal Warden	931-9241
Arlington County Police	558-2222
Virginia Power (power out)	934-9660
Fairlington Historic District	http://www.fairlington.org

FAIRLINGTON ARBOR CONDOMINIUM, INC.
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