

Fairfield House Condominium

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NEWSLETTER

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VOLUME 2

Social Activities

The June 7 cook out and social was attended by over 40 residents and a good time was enjoyed by all. If you missed this opportunity to meet your neighbors and enjoy a variety of side dishes and barbecue, a second social is planned for August 30, at 4:00 p.m. You will receive a flyer with details, so mark your calendar.

Please Do Not Feed Our Wildlife

Naturalists and wildlife experts strongly recommend not feeding wild animals. The Canadian Geese and Mallard ducks are native birds that survive without our help. Their natural diet consists of grasses, seeds, and insects, which they find in abundance in the area. Animals that are fed bread, popcorn, potato chips, and other junk food have a poor diet. They also become dependant on handouts and will not migrate. All of which makes them weaker and succumb easier in cold weather.

Wind Chimes

Some owners have hung lovely wind chimes, which are attractive and pleasant sounding to some, but can disturb the sleep of a neighbor particularly on a warm night when windows are

open. KPA, the Managing Agent, has been asked by a resident to request removal of all wind chimes. Fairfield House By-Laws also prohibits alteration, construction, and removal of items from the common elements, except upon the prior written consent of the Board of Directors.

Fairfield House is Growing

The newest Buildings 12205 and 12201 had their first settlement in July. The next building to be constructed will be in the back of the community next to 12241, and will be a large building with three breezeways.

Parking

The Parking Committee has drawn up a recommended parking plan, which has been presented to the Board of Directors for action. When Fairfield House is completely built, there will be 295 spaces for 190 units. The Committee has designed a plan, whereby each unit will have one assigned parking space, which will be numbered and designated for exclusive use of that owner/resident. The remaining spaces will be available on a first-come first-serve basis for owners, residents, and guests. The assigned spaces are as close to each building

as possible and the unassigned spaces have been evenly spread out throughout the community. The Board of Directors for Fairfield House Condominium intends to institute the parking plan as recommended by the committee. If you would like to review the parking plan, please contact either Co-Chairperson of the Parking Committee, Greg Post at 12229 #212, 352-2618 (H) or Bud Bromwich at 12229 #203, 591-2458 (H). Any comments or concerns should be addressed to the Parking Committee by August 17, 1992. Each owner will receive official notification of the parking plans by mail after August 16 and prior to implementation. Greg and Bud have contributed a lot of time and effort, and are commended.

Fire Code Alert

Fairfax County Laws prohibit open flame grills within 15 feet of any building in the community. Only electric type barbecue grills may be used on any balcony. Also county laws and the condominium By-Laws prohibit the placing of any personal items in the breezeways, stairways, as well as the lower breezeway on the rear of most of the buildings. Please remove your personal items. Any items that you wish to attach to the outside of your home must be approved by the Board of Directors.

Car Washing

Did you know that when you wash your car, all of the water and soap you use collects in the pond? Please limit the amount of any soap or detergent you

use. Strong solution soaps are not good for the paint and modern finishes on today's cars and is unattractive collecting in the pond. There is a convenient place for car washing across from the dumpster on the side of 12225, which is designated as no parking to accommodate the trash truck when it is emptying the dumpster. You may use these spaces for car washing if you yield to the trash truck on Mondays, Wednesdays, and Fridays.

Owners Directory

Enclosed with this Newsletter is a directory with names and addresses of those owners who have given permission for publication. Owners names are missing either because they haven't granted permission or the unit is unsold and/or unoccupied. KPA appreciates all the owners who returned the survey and provided telephone numbers for emergency use.

Pet Problem

Many areas in the lawns have brown patches, which are caused by pet waste specifically from dogs. Some of these brown patches are in front of buildings where all residents and prospective buyers see. Other areas are near the sidewalks at the backs of buildings and around the tennis court and pond. In order to eliminate damages to the lawn, the Fairfield House Condominium Board of Directors has designated the natural area between the tennis court and pond as the designated pet walk area. Wood chips will be added to

this area to make it easier to walk in, as there is no grass in this area. Pet owners will still be required to clean up their pet feces and to make this easier a box with disposable pooper scoopers will be provided in the near future. You are certainly welcome to take some of the disposable pooper scoopers to your home in case your pet has an accident before you get to the designated area. Dog urine also kills the lawn, and again, if your dog has an accident please use a hose to dilute your pet's waste.

All the residents are relying on the cooperation of pet owners to keep the common area attractive for the enjoyment of all.

Danger

On several occasions a toddler has been seen wandering at the pond's edge, without the benefit of an adult nearby. Please be sure the children of residents and guests are closely supervised, particularly near the pond.

Tennis Court Preservation

Please note that skate boarding, roller blades, roller skates, bicycles and tricycles are not permitted on the tennis court. Please do not give the tennis court key to your children except for playing tennis. This is important, in order to preserve the surface of the tennis court, which can cost approximately \$4,000 to resurface.

Committee Volunteers Are Needed

Volunteers are needed to serve on the Social, Landscaping, and Common Area Maintenance Committees. Ideally each committee would have one volunteer from each building. If you would like to serve on one or more of these committees, please contact Greg Post, 12229 #212, 352-2618 (H), or Bill Brooker, 12221 #100, 591-8845 (H). Why serve on a committee? Committee members have an opportunity to provide input and ideas for implementation. Also tasks performed by volunteers do not require paying someone else to perform. And who better knows the needs and concerns of the community than the members of the community.

Irrigation System for Lawns and Landscaping

NV Homes has obtained an estimate to install an irrigation (sprinkler) system for lawns and landscaping for all of the common areas and is willing to pay 50% of the total installation cost. The benefit of an irrigation system are: 1) All lawns and plants can be watered on a regular basis for maximum beauty. The lawns can look as good as any golf course with the benefit of an irrigation system. 2) Fewer shrubs, plants, and trees would die, which would reduce condominium fee expenditure for replacement. 3) Elimination of the many hours of an employee to water manually, paid from condominium fees. 4) The common elements would be enhanced and will look better than communities that don't have an irrigation system. The enhancement

can increase the value of your investment (maximize resale value). 5) It will make Fairfield House a little nicer place to live. 6) Reduce the water expense paid by condominium fees. Irrigation system can be timed to water automatically in the early morning hours for maximum benefit and minimal evaporation, so less water is required. If the irrigation system is installed now, NV Homes will pay 50% of the cost. If the owners decide later to do it, they will have to bear 100% of the cost.

Disadvantages to installing a sprinkler system are: 1) Homeowner funds used for the purchase of the sprinkler system, could not be used for other improvements in the community. 2) Condominium fee income will be used to maintain and repair the irrigation system.

If homeowner funds were used towards the 50% cost of the irrigation system, will the condominium fees be increased? Working Capital Funds that are collected from each owner at settlement could be used to pay 50% of this cost. The Working Capital Fund will not have to be depleted and to-date condominium fees have been more than ample for the day-to-day expenses of the condominium. Condominium fees will not have to be increased, if a decision is made to invest in an irrigation system.

Since the Working Capital money is part of your personal investment in the community, the Board of Directors of Fairfield House Condominium does not want

to make this decision without your input. Enclosed with this newsletter is a survey form, which you are asked to complete and return with the pre-addressed stamped envelope.