

Fairlington Meadows Policy Resolution No. 02-15-17
"Smoking Prohibitions In Common Areas"

WHEREAS, Fairlington Meadows ("the Meadows") is a family-friendly community in which co-owners, residents, guests and their children enjoy the use of the recreation facilities and common areas; and

WHEREAS, the Meadows employs a full-time maintenance staff and has numerous contractors working on property many days during the year; and

WHEREAS, careless disposal of lit tobacco products can cause fire or smoke damage to property; and

WHEREAS, the U.S. Surgeon General has established that tobacco smoke is a hazardous substance with adverse health consequences; and

WHEREAS, a report issued by the Surgeon General in 2014 states: "Exposure to secondhand smoke has been linked to cancer, respiratory, and cardiovascular diseases, and to adverse effects on the health of infants and children"; and

WHEREAS, it is now common for smoking to be prohibited in public places, workplaces, and business establishments; and

WHEREAS, Article IV, Section 2 of the Bylaws of Fairlington Meadows ("the Bylaws"), states: "Powers and Duties. The Board of Directors shall have the power and duties necessary for the administration of the Council and may do all acts and things as are not by law or by these Bylaws directed to be exercised or be done by the co-owners"; and

WHEREAS, the Rules of Conduct, under Article VII, Section 12 of the Bylaws state: "The Board may from time to time adopt regulations for the use of the parking courts, tennis courts, swimming pools, and other facilities; and unless otherwise provided, all such regulations shall have the applicability indicated in Section 1 of these Rules of Conduct."

NOW, THEREFORE, it is RESOLVED that;

There shall be no smoking of cigarettes, cigars, or pipes in the following areas on Meadows property:

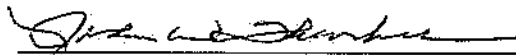
- 1) The common areas of the B-Buildings, including hallways, stairways, common areas in the basement, and in the attic of a family unit that does not have a complete floor-to-roof firewall separating it from an adjoining family unit.
- 2) The shared front porches of all buildings.

- 3) The recreation facilities including, but not limited to:
 - a) within the pool enclosure, including the lifeguard room and the restrooms, and within 25 feet of the pool fence-line;
 - b) within the confines of the tennis court fence and 25 feet within the tennis court fence-line;
 - c) the area extending 25 feet in each direction from the basketball court surface;
 - d) the area extending 25 feet in each direction from the playground mulch boundary, but not to include the areas within adjacent patios; and
 - e) the community benches and picnic tables.
- 4) The maintenance office and shop.
- 5) The Meadows truck.

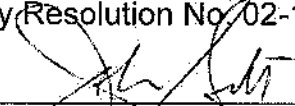
Violations should be brought to the attention of the Board of Directors, who will take appropriate action, including warnings, temporary or permanent removal of recreation privileges, including but not limited to, use of the pool, basketball court, tennis courts and playground, or other sanctions to be determined based on the nature of the violation.

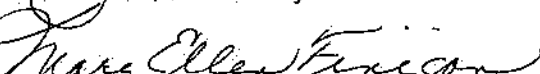
Residents should be mindful of the impact of their secondhand smoke upon their neighbors and try to minimize the spread of tobacco smoke beyond their family units and patios. Residents should also ensure that all smoking materials (e.g., cigarette butts) are extinguished and disposed of in a safe and sanitary manner.

FAIRLINGTON MEADOWS
COUNCIL OF CO-OWNERS

By: 
John W. Thurber, President and Treasurer

I hereby certify that on the 15th day of February 2017, the Board of Directors duly adopted the foregoing Policy Resolution No. 02-15-17.


John Sitton, Secretary


Mary Ellen Finigan, First Vice President

absent
Lisa Farbstein, Second Vice President

Vacant