



# North Fairlington News

Historic Fairlington Villages

MAY 2003 VOL. 25, No. 5

WWW.FAIRLINGTONVILLAGES.COM

## Cracks, Masonry Problems Plague Select Units

At least 30 North Fairlington units have been targeted for repairs in an ongoing effort to address problems of interior and exterior building cracks that were first reported last summer. The units were identified after residents reported the appearance of cracks to management.

Facility Engineering Associates (FEA), the Association's consultant, suspects one factor consistently throughout the units it has evaluated: water. Some units had cracks in the upper levels, which FEA believes were caused by water infiltration from the masonry, especially in flat-roof buildings.

Other units had cracks in their

basements and are suspected of having soil-related problems. FEA is identifying a number of potential drainage and water infiltration issues that could have caused movement in the soil.

Though the problems reported are not clustered to a confined area, most are in buildings north and west of 29th and Columbus Streets, especially on the hill up 28th Street and along Buchanan heading toward and on 27th Road. FEA has determined that the slope of the land is not a cause of cracks or building settling and does not pose a danger to the integrity of the buildings.

FEA has observed cracks elsewhere

on the property, but many of them are attributable to normal building movement.

Leaks and cracks have not been confined to flat-roof buildings, but almost all flat-roof buildings that FEA has examined show deterioration. The Association has 92 flat-roof buildings.

In March the Board authorized extensive masonry repairs to two buildings (12 units) in the 2800 block of Columbus at a cost of \$125,000. These units have experienced some of the most pronounced cracking problems.

At its April meeting the Board  
*Continued on page 5*

## Introducing...



PHOTO BY GUY LAND

New Directors Roger Lowe and Sarah Kish at their first Board meeting. See annual meeting coverage, page 2.

## Management Continues Storm Repairs

Association management continues to work with contractors and insurance representatives to authorize and complete repairs to building exteriors and unit interiors as a result of the Presidents' Day storm.

The insurance adjuster has been through all units that reported water damage resulting either from lost gutters or flooded basements. Seventy units have been approved for repairs estimated at about \$99,000.

Cleanups – extraction of water and removal of carpets and other elements damaged for which the condominium assumes responsibility – have resulted in claims of \$106,000. The condo's insurance policy covers the first \$100,000.

Management has sent survey forms to 70 owners who reported basement problems; 18 have returned survey forms, according to General Manager Bill Reynolds.

Gutter repair continues and management expected they would be completed by the end of April. In six locations, the gutters must be rebuilt, and management was negotiating the price.

Owner claims have ranged from \$75 to \$2,995.

## Lowe, Kish Fill Board Slots at Annual Meeting

In accepting nomination from the floor, Roger Lowe joined Sarah Kish as new members of the nine-member Fairlington Villages Board of Directors at the condominium's annual meeting March 26.

Lowe, representing Ward 5, and Kish, representing Ward 2, succeed Lynn Newbill and Glenda Taylor, respectively. Larry Straub, also unopposed, was reelected to a three-year term representing Ward 4.

A North Fairlington resident since 1983, Roger has served on numerous committees, including Community Activities, Parking & Security, and Buildings & Grounds. "I've been active, written some articles for the newsletter. I was a bartender for the holiday party. I've roared over to the office a few times complaining about this and that."

Roger stressed his availability to Ward 5 residents with any concerns.

Sarah rented a unit in 1996 and purchased another in 1998. "Fairlington is a wonderful vibrant community," she said. "One of the factors is the effective board we've had. It's important that the board be full. It was important for someone to run."

Sarah said she began thinking about volunteering her time when she and her husband did a renovation last year and had to go through the variance process. "I saw a few people involved, but only a few. So I decided to dive right in." She attended a recent convention on condominium

management and the March Board meeting to learn about the issues she will be considering.

Lisa Coleman received the Amanda Taylor Award as outstanding community volunteer. Lisa, a resident since 2000, chaired the Community Activities Committee until late fall.

Association President Guy Land announced that a hallway renovation committee would be formed later in

### **Officers Reelected**

The Board of Directors has reelected its officers for one-year terms, returning all incumbents to their positions.

Ward 1 Director Guy Land begins his third year as president. Guy had served previously as treasurer for two years and president for four.

The Board chose At-Large Director Terry Placek for vice president. A Board member since 1987, Terry has held a number positions, including president and secretary.

Carmel Cassidy, Ward 3 director, was elected treasurer. The leader of the Board working group on emergency management and preparedness, she was secretary in 2000.

Ward 4 Director Tom Burke was elected secretary. Tom served multiple terms on the Board in the 1980s and early 1990s.

Board President Guy Land reappointed At-Large Director Becky Beaman as assistant treasurer.

the spring to begin planning improvements to the apartment buildings' hallways. (See article below.)

About 100 residents attended the Association's 25th annual meeting. In his president's report, Land recounted the results of the last audit; reviewed major expenditures, such as the protection of the condominiums physical assets; and noted community outreach activities, such as the development of the website and the installation of a new office telephone system.

Land noted the activities of all the volunteer committees and called attention to the work of the Communications Committee, complimenting outgoing chair Olivia Shorter.

David Bremer of Ahlberg & Company, P.C., the Association's outside auditing firm, reviewed the condominium's financial condition. He said it was financially one of the best-run associations in the area and expressed amazement at the fiscal 2002 surplus of \$271 out of a budget of \$4 million.

Comments from the floor focused on continuing efforts to repair buildings after the Presidents' Day storm and subsequent rains. Land reported that 100 gutters had been damaged or destroyed and 75 basements had been flooded. Management continues to work with the insurer to obtain coverage.

A copy of the Powerpoint and the president's report is on the Association website.

*-Bennett Minton*

## **Calling All Interior Designers**

Tired of that dog-eared look in your apartment building? Got a great idea for a new carpet and paint color scheme? Come exercise your interior decorating talents by joining the Ad Hoc Carpet & Hallway Renovation Committee.

The committee will hold its first meeting Tuesday, May 13 at 7 p.m. at the community center. All North Fairlington residents are welcome.

The carpets and hallways were redone about a decade ago, and many

are showing their age. Normal wear and fading, along with damage caused by moves, have taken their toll. Management makes spot repairs of wallpaper and carpet, but the Board has decided to begin another comprehensive renovation.

The ad hoc committee will be co-chaired by former Ward 2 Director Glenda Taylor and Ward 2 Buildings & Grounds representative Gordon Shelp. Vice President Terry Placek will serve as the Board liaison.

The committee will advise the Board on the condition of the buildings, priorities for replacement, and color schemes and materials for carpeting and paint. Consultants will assist the committee develop its design choices.

All residents are invited to comment on the need, design, budgeting and scheduling of the hallway renovations. Please help launch this important new project.

*-Guy Land*

## Time to Renew Your IDs

Condo fee accounts must be current to update ID cards for pool, tennis use

### Pools Get Renovations

North Fairlington's Pool 5, off the corner of Columbus and 30th streets, opens Saturday, May 17, a week before the other five pools open over Memorial Day weekend.

An insert in this edition includes pool rules and the season schedule.

Continental Pools returns as the contractor. The Board of Directors and the Pool Committee agreed that Continental brought a high sense of responsibility to its duties, including the posting of more lifeguards.

Two more pools, 3 and 5, will be non-smoking. Last year Pools 2 and 4 were designated as non-smoking to provide a healthier environment particularly for children. Ashtrays will be provided outside the affected pool enclosures for those still hooked.

The late hours at Pool 5 have been for adults all week, and at Pool 2 Adult Swim will be extended to weekdays.

Last year Pool 5's pool house and enclosure was renovated with new lighting, paint, fixtures and mats, and planters were installed on the deck. This proved a hit with users, and similar improvements were planned for Pools 2, 3 and 4 before opening day. Pools 1 and 6 are expected to be renovated before the 2004 season.

The Swimming Committee expects to offer water aerobics again this year, beginning in June. Look for more details in next month's issue of the *News*.

The Swimming Committee always welcomes new volunteers. If you would like to be involved, contact the management office or Toni Castagnolo, 703-671-7694.

-Tom Burke

### Spring Walk-Through



PHOTO BY GUY LAND

Joel Owen of grounds contractor Lancaster Landscapes, Board members Carmel Cassidy and Roger Lowe, Operations Manager Susan Shepard, and Buildings & Grounds Committee Chair Kay Speerstra examine Ward 3 erosion problems April 12.

### Tennis Parties Start May 16

The Tennis Committee holds its first monthly tennis party May 16 at 7 p.m. at the community center courts. The party is open to players of all levels and newcomers are especially welcome. Play consists of mixed doubles as much as possible. Partners, balls and refreshments are provided. Usually the party costs \$5, but the first one is free.

The monthly schedule is generally the third Friday (except August): June 20, July 18, Aug. 22, Sept. 19 and Oct. 17.

Nat Pitts will offer free clinics from 10 to 11 a.m. on Saturdays in May on Court 5. Our teaching pro for many years, Nat is not planning to teach actively this year. Those interested in playing that role may call Peggy Bultman at 703-998-7305 or Bob Harmon at 703-820-6561.

North Fairlington will have a women's league. Call Terri Humphrey, 703-379-1429. There are no plans for a men's league.

Other scheduled events:

- June 8: Breakfast at Roland Garros
- July 6: Breakfast at Wimbledon
- Aug. 3: Mimosa Open

Notes: North Fairlington IDs must be displayed in the corresponding slot for the courts. Time limits are one hour for singles and 90 minutes for doubles if players are waiting. Singles may not reserve courts until the partner arrives.

-Bob Harmon

### Board to Start Budget Process

The Board of Directors is starting to draft the budget for fiscal 2004, which begins October 1. Homeowners have several opportunities to participate.

The general manager submits a draft of his recommendations and spending priorities. The Board also asks the Association's standing committees to advise. Interested homeowners should contact a Board member or management ([office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)).

During the summer, the Board will mail a draft budget to all homeowners. A homeowners forum will be held in July. The final budget will be approved in August.

### Condo Permits Awnings

The Association's awning policy allows owners to have canvas Sunbrella awnings professionally installed on top floor apartment and ground floor townhouse balconies.

Before installation, owners sign a maintenance agreement and commit to keeping the awning framework and housing in good working condition and appearance.

The management will conduct a property walk-through in June to monitor compliance. A copy of the awning policy is available from the management office and on the website under Resources.

## Activities Around the Grounds

### Fairlington House Tour May 10

All Fairlington residents are invited to help celebrate our 60th anniversary by participating in the House and Garden Tour on May 10.

The tour, the first since 1996, is an open door to our neighbors' exceptional renovations, special features, and innovative use of space of more than a dozen North and South Fairlington homes. The tour begins at 11 a.m. at the South Fairlington Community Center and culminates at 3 p.m. in North Fairlington. A reception at the North Fairlington Community Center follows from 3 to 5 p.m.

Tickets, for \$5, are required. They can be purchased on the day of the event at the South Fairlington Community Center, 3308 S. Stafford St., 703-228-6588. Ticket proceeds benefit the Fairlington Historical Society. Information: <http://fairlington.org/housegarden.htm>.

Fairlington's House and Garden Tour is part of Arlington's seventh annual Neighborhood Day. The full day of events throughout Arlington promotes community pride and cultural diversity. Other events include the Arlington Community Hero Awards, Animal Welfare League of Arlington Walk for Animals, Fort Myer Military Community's Twilight Tattoo Ceremony and the One Mile Run. The day will culminate with a parade at 2 p.m. at Wilson Boulevard near the Clarendon Metro.

### B&G Needs Volunteers

The Committee is seeking additional volunteers and particularly needs representatives from Wards 1, 3, and 5. Please call Kay Speerstra at 703-998-5361.

### Book Group: Open Secrets

The North Fairlington Book Group will discuss *The Secret History* by Donna Tartt for the May 21 meeting. For the June meeting, the group will discuss *Daughter of Fortune* by Isabel Allende.

All are welcome to the informal gathering at 7:30 p.m. in the community center. For information, call Alica Overton, 703-578-3201.

### Tune Up for Annual Margarita Party!

Come join your neighbors for the annual Margarita Party and start the summer with a splash. Saturday, June 14 is the date, Pool 3 is the place. There'll be music, dancing, refreshments, beverages for the kids, and the pool will be open. This has proved one of North Fairlington's most popular parties. See you there!



### Miss the B&G Plants Lecture?

Materials from the April 28 talk on patio and yard plants are available at the management office. The lecture, too late for this issue, was expected to feature discussion of the basics of gardening in this area; ideas for plants in sun and shade and on patios and balconies; choices of pots, trellises and hardscaping; "Dos and Don'ts" for Fairlington gardening; and more.

Elise Reeder, a master gardener in Northern Virginia, was to highlight the wealth of resources available for everyone from beginning to seasoned gardeners and tips for special situations and problem areas.

Handouts cover local resource guides; perennials, biennials, and shade plants for our area; recommended shrubs, trees and vines; maintenance and pruning; container gardening; and design examples for Fairlington patios.

### Renovation Lecture Draws Packed House

One hundred residents attended the kitchen and bath renovation talk in March sponsored by the Buildings & Grounds Committee.

In a departure from previous how-to talks that featured speakers from home remodeling firms, several residents discussed their contracting experience for kitchen and bath renovation projects. The residents provided detailed information about how to select a contractor, translate ideas into blueprints, and their best-bet ideas on how to avoid the pitfalls that often are common when doing this work.

A lively discussion followed, with residents posing questions about their remodeling ideas and qualms – likely costs, how long they should expect to be inconvenienced, and how much of the work they realistically could do themselves.

### Outstanding Volunteer



PHOTO BY BOB TETRO

Association President Guy Land presents Amanda Taylor Award to North Fairlington volunteer Lisa Coleman, former chair of the Community Activities Committee. The Board of Directors recognized Lisa for her stewardship of activities that included the 9/11/01 candlelight vigil at the fire station, margarita classics and dog swims, among the calendar of events she oversaw until last fall.

## Manager's Corner

Bill Reynolds



**Homeowner Insurance** – Does your homeowners insurance policy (HO6) provide loss assessment coverage? Does it cover betterments and improvements? Do you know what betterments and improvements are?

If you have added wallpaper, upgraded carpet, remodeled your kitchen or bathroom or made other improvements to your unit above what was originally installed, the cost of insuring those improvements is your responsibility.

Every owner and resident at Fairlington should have insurance to protect their individual interest, since the Association's policy only provides coverage for the units as they were originally constructed. Should there be a property loss claim covered by the master policy, the cost of the repairs and expenses would be paid, less any deductible, currently \$2,500. Who pays this deductible varies from claim to claim, but it could be you.

In addition to insurance for any betterments and improvements, you should at a minimum have liability insurance and property insurance to protect your personal property. You may also want to consider loss assessment coverage, as that would protect you should there be an instance in which the Association's insurance was inadequate for a particular claim. Check with your insurance agent regarding available coverage.

**Note:** If you install wallpaper, paint your walls with custom colors or make any other improvements that may need future repairs, you would be well served by keeping extra wallpaper, paint or carpet to be used should some minor damage occur in the future; this is especially true in basements which are most susceptible to water damage.

**Painting (Wards 1 and 5)** – American Exteriors, the contractor who performed the painting work in Wards 2 and 3 last year, will soon undertake the annual painting and caulking program in Wards 1 and 5. All currently painted surfaces will be prepared and painted, except for the balconies, which were addressed in the balcony repair program. Caulking will be completed on all of the windows. You will receive additional notice approximately 72 hours before work begins on your building.

**Maintenance Tip** – As you prepare your air conditioning unit for service this spring there is one critical element that is sometimes overlooked: the insulation on the condenser line. The condenser line carries the cooled Freon from your outside compressor into your unit. If this line is not properly insulated a considerable amount of cooling can be lost. The line can also sweat and sometimes leak back into your unit. Have your air conditioning mechanic check the line to make sure that it is properly insulated.

## Property Management Office

### Location

Fairlington Villages  
A Condominium Association  
3001 South Abingdon Street  
Arlington, Virginia 22206

### Hours

8:30 a.m.-5:30 p.m. Monday through Friday  
9 a.m.-2 p.m. Saturday  
Closed Sundays and federal holidays

### Communications

Telephone: 703-379-1440  
Fax: 703-379-1451  
General Info Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)  
Service Request Email: [service@fairlingtonvillages.com](mailto:service@fairlingtonvillages.com)  
Website: [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com)

### Staff

Bill Reynolds	General Manager
Susan Shepard	Operations Manager
Trish Lall	Assistant General Manager
Hassan Patton	Receptionist

### Emergency

After Hours Emergency: 703-600-6000

### Patrol Service

To contact security duty officer, call 703-946-2957.  
If the officer does not answer, the phone will page him/her.  
If the officer does not call back within 10 minutes, call again.  
Security office hours: 7 p.m.-5 a.m. Sunday through Thursday,  
5 p.m.-5 a.m. Friday and Saturday.

## Masonry problems

*Continued from page 1*

directed FEA to inspect all the roofs in the buildings where upper-level cracking problems have been identified, flag likely water intrusion problems, recommend proposed solutions for these problems, and establish priorities for the repair of the buildings, based on the severity of the problems the units in the building are experiencing. FEA is to report on its findings before the May meeting.

The FEA report will provide the information the Board needs to establish a multi-year plan for addressing a variety of problems of water intrusion, masonry deterioration, and interior and exterior cracks. The report will also help inform the Board's decisions as it works on the fiscal 2004 budget.

FEA is also recommending drainage improvements and ongoing monitoring for the small number of buildings that have experienced cracks in basements.

**Yard Sale: May 3**  
**Rain date: May 4**

The News is published by  
Fairlington Villages,  
A Condominium Association

### Board of Directors

President, Ward 1 Director  
Guy Land 703-998-7663  
Vice President, At-Large Director  
Terry Placek 703-671-7550  
Treasurer, Ward 3 Director  
Carmel Cassidy 703-379-1610  
Secretary, Ward 6 Director  
Tom Burke 703-379-8279  
Ward 2 Director  
Sarah Kish  
Ward 4 Director  
Larry Straub 703-379-1739  
Ward 5 Director  
Roger Lowe 703-931-0418  
At-Large Director  
Ned Overton 703-578-3201  
At-Large Director  
Becky Beaman 703-845-2854

### Committee Chairs

Buildings & Grounds  
Kay Speerstra 703-998-5361  
Communications  
Bennett Minton 703-845-8409  
comm@fairlingtonvillages.com  
Community Activities  
Vacant  
Board Liaison: Ned Overton  
703-758-3201  
Contracts  
Sheila Hamel 703-931-0298  
Parking & Security  
Andi Dies 703-671-9668  
parksec@fairlingtonvillages.com  
Swimming  
Toni Castagnolo 703-671-7694  
Tennis  
Peggy Bultman 703-998-7305  
Variance  
Jerry Kraus 703-845-8251  
variance@fairlingtonvillages.com  
Ad Hoc Committee  
Electronic Security-Liaison  
and Chair:  
Ned Overton 703-758-3201

### Newsletter Staff

Craig Carter, Andi Dies, Lee Edwards,  
Chris Larson, Caroline Meirs, Bennett  
Minton, Sheryl Scull, Bob Tetro

**Comments, articles, and letters are welcome.** The deadline for submissions is the 10th of each month. Please deliver or email materials to the management office. The editor reserves the right to edit submissions.

## Fairlington Villages, A Condominium Association Board Meeting Agenda

The following is the preliminary agenda of the May 7 Board of Directors meeting. The Board invites residents to review the agenda, contact a Board member with concerns or suggestions, and attend. The meeting will be held at 7 p.m. at the community center.

- I. Homeowner Forum
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes - April 2
- V. Old Business
- VI. New Business
  - A. Trash Violations
  - B. Variance Requests
  - C. De-designation of Handicapped Parking Space (3070 Abingdon St.)
  - D. Sewer Relining
  - E. Roof Repairs
  - F. Tennis Court Fence Repairs
  - G. Revisions to Trash Enforcement Policy
- VII. Management Action Items
- VIII. Reports
  1. Officers (President and Secretary)
  2. Treasurer's Report
  3. Committee Reports
  4. Management's Financial Report
  5. Management's Administrative Report
  6. Management's Maintenance Report
- IX. Establishment of Next Board Meeting - June 4
- X. Adjournment of Meeting

The agenda and the management report are available for review in the management office. The Board packet is available for review beginning on the Thursday before the meeting.

### New Chair Named to B&G

Kay Speerstra has been named chair of the Buildings & Grounds Committee, succeeding longtime Chair Jim Ostroff. On behalf of the community, the Board of Directors expresses its gratitude to Jim for his near-decade of service.

Kay moved to Fairlington six years ago as a renter. After a year, she had grown to like our neighborhood so well she bought a townhouse.

"One of the things that impressed me so much about the community was the care that was taken with the buildings and grounds," Kay reports. "So when I was in a position to volunteer, B&G was an easy choice. I consider the mature trees and seasonal flowers in Fairlington to be a very important part of our quality of life and would like to work to maintain and improve our surroundings."

### New Volunteers

Caroline Meirs and Chris Larson have joined the Communications Committee. Cory Loudenslager, Allison Fichera and Nicole Zimmerman have joined the Activities Committee. Thank you and welcome to these new volunteers!

## Board Notes

The Board of Directors held its monthly meeting April 2. The following are highlights.

### Election of Officers

Guy Land was elected president without opposition. Terry Placek defeated Ned Overton for vice president, 5-3. Carmel Cassidy defeated Becky Beaman for treasurer, 8-0. Tom Burke was elected secretary without opposition.

### New Business

**A. Variance Request – Construct Fence – 4914 29th Rd., A2:** Ms. Cassidy moved to approve the request to construct a fence in the back of the unit with the gate to be placed on the side. The fence would be constructed by management at the homeowner's expense, not to exceed \$1,200, and in accordance with specifications and with the understanding that once constructed the fence would become the property of the Association, maintained by the Association to the standards applied to other Association fences. The homeowner would be responsible for the common-area pine tree that would remain inside the fence line should it have to be removed or pruned. Passed 6-1.

**B. Variance Request – Patio Door Replacement – 4722 29th St.:** Ms. Cassidy moved to approve a request to replace the side patio entry door, sidelights, storm door, jamb and exterior trim according to specifications outlined in the request. Passed 7-0.

**C. Variance Request – Light and Lattice Work Installation – 3017 Columbus St., A2:** Ms. Cassidy moved to approve a request to permit the attachment of three 3-inch diameter lights to the interior of the fence and to permit the penetration of lattice work hardware to the balcony support posts. Failed 2-6, roll call. Yes: Mr. Land, Mr. Straub. No: Ms. Beaman, Mr. Burke, Ms. Cassidy, Ms. Kish, Mr. Lowe, Mr. Overton.

**D. Variance Request – Removal of Load-Bearing Wall – 2979 Columbus St.:** Ms. Cassidy moved to approve the request to modify a load-bearing wall between the kitchen and

living room area in accordance with the structural engineer's specifications. Passed 8-0.

**E. Towing Charge Reimbursement – a 2903 Buchanan St.:** Ms. Beaman moved to approve the request for reimbursement of towing charges. Failed 0-7-1.

**F. FEA Repair Recommendations:** Ms. Beaman moved to authorize Facility Engineering Associates to provide roof inspections with recommendations within the scope of the March 5 authorization of \$12,000 and direct management to solicit roof repair bids as may be required, based on FEA recommendations. Passed 7-0.

**G. Community Center Parking Lot:** Ms. Beaman moved to approve incorporating the community center parking lot into the parking enforcement policy except that permits are only required from 1 a.m. to 5 a.m., and authorize the patrol service to tow unauthorized vehicles. Failed 3-5, roll call. Yes: Ms. Beaman, Mr. Burke, Ms. Cassidy. No: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Overton, Mr. Straub.

**H. Towing Authorization – Arlington County and City of Alexandria:** Ms. Beaman moved to direct management to send written authorization to both jurisdictions allowing them to ticket and tow vehicles parked in the off-street parking lots that are in violation of county and city ordinances. Passed 5-3, roll call. Yes: Ms. Beaman, Ms. Cassidy, Ms. Kish, Mr. Lowe, Mr. Overton. No: Mr. Burke, Mr. Land, Mr. Straub.

**I. Tennis Court Fence Painting:** Ms. Cassidy moved to approve the painting of the tennis court fences of Courts 10, 11, 12 with American Exteriors at a cost of \$4,000 plus tax. Postponed to the July meeting.

**J. Tennis Court Repairs:** Ms. Cassidy moved to approve repairs to Courts 6, 10, 11, 12, and 13 by Mid-Atlantic Tennis Courts for a cost not to exceed \$8,160. Passed 8-0.

**K. Contractor Focal Bed Planting:** Ms. Beaman moved to approve \$7,753.24 plus tax payable to

Lancaster Landscapes for installation of spring/summer annual flowers at various locations around the property. Passed 7-1.

Before voting on the main motion, Mr. Straub moved as a substitute to approve \$3,876.62 plus tax payable to Lancaster Landscapes for the installation of the spring/summer annual flowers at various locations around the property. Failed 2-5-1.

**L. Pool Rules 2003:** Mr. Burke moved to approve the 2003 Pool Rules & Regulations, and schedule. Passed 7-1. Mr. Land moved to amend the motion by designating Pools 3 and 5 as non-smoking pools in Rule 19. Passed 7-1. A friendly amendment changed the hours of adult swim at Pool 2 from weekends to weekdays from 9 p.m. to 10 p.m.

**M. Trash Removal and Recycling Contract Renewal:** Ms. Beaman moved to approve renewing the trash removal contract with Capitol Services for three years. Passed 8-0.

**N. Exterior Painting:** Ms. Beaman moved to approve the exterior painting of all building trim, including all currently painted wood, railings and grates in Wards I and V, excluding balconies, to American Exteriors for \$132,600. Passed 8-0.

**O. Masonry Repair Engineering Fees:** Ms. Beaman moved to accept the proposal from Facilities Engineering Associates for engineering oversight on masonry repairs to 2801 – 2815 Columbus St. at a cost not to exceed \$20,000. Passed 8-0.

**P. Brick Step/Entry Repair:** Ms. Cassidy moved to authorize American Exteriors to repair the brick steps located at 2725, 2727, 2733, 2826, 2828, 2830 Buchanan St. and 4800 F 28th St. for \$7,000. Passed 8-0.

**Q. Basement Water Leakage Repair – 2930 Buchanan St., A1:** Withdrawn by unanimous consent.

**R. Sewer Line Relining – 2883 Abingdon St.:** Ms. Beaman moved to approve a contract with Jed Mechanical to reline the sewer lateral for \$7,500. Passed 8-0.

## Upcoming May Activities

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1 <i>May</i> Historical Society 6:30 pm	2	3 Yard Sale- 8am
4 Rain Date Yard Sale- 8am	5 Pool Committee - 7 pm Community Center	6	7 Board Meeting 7 pm	8 Tennis Committee 7 pm	9	10 Tennis Clinic 10 am Central courts
11	12 Community Activities- 7 pm	13 Hallway Renovation - 7pm FCA Meeting, S Fair Comm Center - 7:30 pm	14 Communications Committee - 7 pm	15 Parking & Security Committee - 7 pm	16 Tennis Party	17
18	19 B&G Committee - 7 pm	20 Variance Committee - 7 pm	21 Book Club- 7pm <i>The Secret History</i> by Donna Tartt	22	23	24
25	26	27	28	29	30	31
1 <i>June</i>	2 Pool Committee - 7 pm	3	4 Board Meeting 7 pm	5 Historical Society 6:30 pm	6	7

Meetings held at the community center unless otherwise noted. Please call the office to confirm.

*North Fairlington News*  
Fairlington Villages, A Condominium Association  
3001 South Abingdon Street  
Arlington, VA 22206

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