

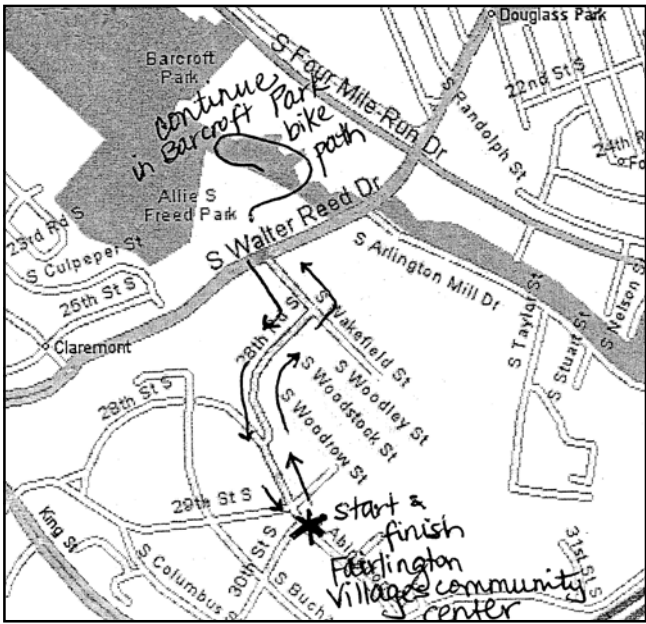


North Fairlington News

Historic Fairlington Villages

APRIL 2004 VOL. 26, No. 4

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Fairlington 5k Course Set For April 3

The Fairlington 5k will feature its own "Heartbreak Hill" this year.

Instead of a bowtie through South and North Fairlington linked by the Abingdon/34th Street bridge, as was the course in previous years, the race will start in front of the North Fairlington Community Center, head northwest onto the bike trail through Barcroft Park, U-turn near George Mason Drive and climb back up the 28th Road hill.

It's just another aspect of living on the high ground of a Civil War battery.

Volunteers are needed to help oversee the race. Please call organizer Cory Loudenslager at 703-522-7500.

Late registrants can pay \$25 on the morning of the race beginning at 7 a.m. The run starts at 8 a.m.

The new course was designed after Arlington police notified Loudenslager that it would charge \$50 per man/hour to block public streets. The county agreed to absorb the cost if the police expense were less than \$2,000.

By mid-March the race had received at least \$250 from six sponsors and goods from five others.

Condo Tests Indicate Safe Drinking Water

Fairlington Villages appears to be free of harmful lead contamination of its municipal water supply, according to the results of tests conducted in March.

Condo management arranged for 24 tests of units scattered throughout the property. The results:

- Twenty samples showed lead levels of less than 1 ppb (part per billion).
- Two showed levels of less than 1.5 ppb.
- One showed levels of 3 ppb.
- One showed levels of 14 ppb.

In the worst unit, the water faucet had not been run for more than eight hours. A second sample, drawn after the water had run for five minutes, tested at less than 1 ppb. Management will be testing the unit again.

The EPA guideline for safe water is 15 ppb.

The Board directed management to conduct random tests after Arlington County said tests found elevated lead levels in five of eight homes in a sample.

County water lines supplying Fairlington contain no lead. The lines from the street to our units are copper and were installed during the condo conversion in the 1970s. It is possible that the developer used lead solder, which was permitted at the time. Brass faucets and fittings also may contain lead.

The EPA website (<http://www.epa.gov/safewater/lead/lead1.html>) recommends steps to reduce exposure to possible contamination:

- Use only cold water for drinking and cooking. Hot water can flush lead from pipes and soldering.
- Run water until it is as cold as it can get for 15 to 30 seconds before drinking, especially if water hasn't flowed from that tap in at least six hours. Flushing the kitchen sink will flush your home's intake, but it won't affect water from the intake to the bathroom sink, for example.

Continued on page 5

Election Report Posted on Web
See the website for a report on the
Annual Meeting March 31.

Point/Counterpoint: Finance

Board Should Weigh Borrowing for Capital Repair

The condo budget is in a squeeze.

Caught in a backlog of essential capital repairs, a more recently recognized need to fund those repairs, and a sensitivity to homeowners' willingness to absorb fee increases, the Board of Directors has left itself one choice: reduce current services.

Pool hours this summer will again be cut. Board members bit their nails over whether a later-winter storm would wipe out the operating budget. The residents manual has been rewritten, but no money was budgeted to distribute it.

On the other hand, our Board has improved its assessment of long-term needs. A consultant has studied our reserves and an engineering firm has examined our buildings. Underway are projects to extend the life of sewer laterals and address potential leaks in flat-roof buildings. To come: a once-a-generation pools renovation.

The current Board and its recent predecessors have budgeted for

capital repairs and funded them where necessary. The 2003 budget set aside \$1 million for reserves. As it happened, the Board spent \$1.5 million. For 2004 it budgeted \$1.2 million to reserves, a 14 percent jump that a subcommittee indicated was a first step to \$2 million in annual reserves.

Does the Board anticipate capital budgets of \$1.5-to-\$2 million for a decade or two? Will other big programs follow current multi-year projects? If so, then today's homeowners must pony up. There's no advantage to delaying full set-asides.

But if instead our capital expenditures over 30 years look more like a snake after a big meal, then the Board should consider borrowing to complement current reserves.

The principle of capital budgeting should be the same as that for the operating side: owners who benefit should pay. For long-term renovations, costs should be spread over the

depreciation life.

I suggest that the Boards of a decade ago failed to raise condo fees sufficiently to cover actual depreciation. (Theirs was no sin of commission: members didn't know then what they know now about maintaining 60-year-old assets.)

If the average unit stayed under the same owner for a generation, it would make no sense to heap borrowing costs on top of capital repair cost. But that's not so: there have been 495 unit sales since January 2001. Today's owners may be paying for more than their share of capital improvements.

The Board should examine a schedule of long-term borrowing to supplement reserve contributions.

It's time to think creatively about debt as an equally valuable tool in our financial arsenal, so that we better match ownership costs and benefits over time—and so that current services don't suffer a disproportionate hit.

—Bennett Minton

Reserves Are Best Source of Funding

Condominium fees should be the first source of funding for both the annual operating budget and the reserve fund. A financially well-managed condominium will contribute a regular amount each year to reserves.

In theory, each unit owner's annual contribution to the reserve account represents that unit's use of the infrastructure that the condominium is responsible for maintaining – roofs, pools, sewer lines, parking lots, etc. – for that year. This "consumption" of infrastructure is similar to depreciation for a manufacturing company.

Figuring out the appropriate contribution to reserves each year is, however, more an art than a science. The best practice is to conduct a reserve study and update it every couple of years as replacement costs increase and property conditions change. With each update, our North Fairlington reserve studies have been more comprehensive and quantified costs

better.

One caveat: The reserve study is only a projection of spending based on the estimated lives of our infrastructure. It will never exactly track what we spend. For a number of years, Fairlington's reserve spending was less than reserve contributions. Recently, reserve spending has exceeded the current year's contribution. What a reserve study does do is provide a rational basis for estimating reserves needed over time.

At the time of the first reserve study, the condition of the sewer laterals was unknown and repairs for the flat-roof parapets were not even on the list. In both cases, quantifying needs required engineering evaluations that generally are not part of a reserve study.

The Board and management duly tackled these and other problems and developed long-range plans to address them. The Board increased the reserve

contribution accordingly. Should the Board continue to fund the reserve fund out of annual condo fee assessments or seek alternative funding?

One option is a special assessment—usually a last resort to fund an urgent need. But we have a well considered plan, thanks to the leadership of former Board member Becky Beaman.

Borrowing is also an option. Even with today's low interest rates, however, borrowing costs shift a burden to tomorrow's owners. And that course may require us to borrow even more to fund the repair and replacement cost that come due several years hence.

Funding reserves annually out of condominium fees is the fairest approach. Owners pay into the reserve fund while they own their unit and their share of common equity. When they sell their units, they convey their share of the reserve fund.

—Nancy Hunt

Yard Sale Again to Be Springboard for Planting Season

North Fairlington will again encourage residents to help beautify common-area flowerbeds by selling plants at steep discount at the Spring Yard Sale.

The Board has authorized the purchase of \$1,280 in stocks of impatiens, begonias, vincas and other plants.

Residents are asked to buy the discount plants for installation in common area beds maintained by the resident, also known as "red reflector beds."

For the third consecutive yard sale, the Buildings & Grounds Committee will run the sale.

To plant in the common area beds and to ensure that the grounds contractor does not remove the plants during regular maintenance, a resident should pick up a red reflector from

the management office to place in each plant bed you plan to maintain. Management will ask you to sign an agreement to:

- Place reflectors in existing plant beds;
- Leave undisturbed Association-installed plants in that bed;
- Seek permission from the Buildings & Grounds Committee to establish a new bed;
- Plant varieties that are consistent with the look of our community; and
- Reserve to management the right to recall a red reflector if a bed is not maintained or poses a hazard.

The Association's landscape contractor will continue routine edging and mulching in the spring and apply insecticides to shrubs on schedule or as necessary in beds displaying

reflectors. (The spring schedule was published in the March newsletter.)

Of course, the condominium is not responsible for damage to or loss of plants, regardless of how it occurred. Residents are expected to maintain the beds they plant by pruning, weeding and watering. Residents are discouraged from planting within a foot of the edge of the bed.

Reflectors are now available in the management office. The Association will collect them from the beds in November.

If previous residents placed plants in beds that are no longer maintained, please notify the management office to have the plants removed and the area restored.

Thank you for helping us to enhance our grounds.

Board Declines to Act On Speed Cushions

The Board will reserve judgment on Arlington's incomplete installation of two speed cushions on 29th Street, postponing until June a possible recommendation to the county.

Because of the winter weather, the county has not completed marking the cushions.

Ward 5 Director Roger Lowe proposed that the Board ask the county to remove the cushions, or to rebuild them in a style found in Alexandria. The resolution also would ask the county more clearly to mark the cushions, and to seek "traffic calming solutions that do not create the safety problems" of the cushions that were installed in November.

Board members voiced a variety of views. Larry Straub and Tom Burke called for the cushion's removal.

Burke said police had effectively "entrapped" motorists who cross the center line to drive through the grooves, reiterating his opposition to the project when the Board nodded assent to a neighborhood-generated proposal in January 2003.

At-Large Director Gary Khalil said that despite the poor installation, the cushions were "doing exactly what we as a community hoped they would do" – slow traffic. Until completion of the plan, which includes redesigning the intersection at Buchanan Street, "it's too soon to act."

Both Lowe and President Guy Land cautioned that asking the county to remove the cushions could discourage the county from spending resources on the community.

–Bennett Minton

Alexandria Postpones Condo Consideration

The Alexandria Planning Commission has rescheduled a vote for April 6 on the proposed condominium high-rise at 4830 King Street.

The commission delayed action at its March 2 meeting. The Abramson Properties development, a 16-story, 173-unit building, requires modifying the Park Center master plan. Some Fairlington residents object to the proposal because of its potential effect on traffic, population density and cast of its shadow.



PHOTO BY GUY LAND

Tessie Darroch and Madeleine Engel hit the dance floor at the Mardi Gras Party in February.

Activities Around the Grounds

Final Home Seminar Moves Outside

Patio and balcony plants and planting, maintenance and renovation will be the subject of the Buildings & Grounds Committee final winter seminar. On April 28 at 7 p.m. in the community center, experts and residents will offer advice on keeping a green thumb throughout the year.

Walk-Through Scheduled

Residents are invited to join all or part of the spring walk-through of the grounds with the Board, management and Buildings & Grounds Committee on May 1.

The walk-through is a formal activity in which we catalogue problems around the grounds and set priorities for repair.

It will take place, rain or shine, beginning at 9 a.m. and take about 45 minutes for each of the six wards. Call the management office for the time the group will inspect each ward.

Spring Yard Sale May 8

Time for spring cleaning: dump your excess stuff and meet your

neighbors on May 8 from 8 a.m. to 1 p.m. at the Spring Yard Sale. Simply bring your sale items to the community center parking lot and set up on a designated spot for \$10, payable "at the door."

The semi-annual sale will feature plenty of goodies: fried dough with sugar, coffee, hot dogs, popcorn, sodas, water, and juices.

We would also be grateful for your help in donating or selling baked goods, or in making coffee, hot dogs or popcorn. To volunteer, call the office (703-379-1440). Proceeds from the yard sale are ploughed back into other community events.

All yard sale participants are responsible for cleaning up their sites after the sale. Vendors are advised to bring extra cash for making change, tag items clearly with sale prices, and bring tables or other display racks.

'Fairlington Night' at Guapo's

If you missed the happy hour in February at Bungalow Billiards, here is your chance to unwind after work with a Fairlington crowd

at Guapo's on April 22. Located in Shirlington, Guapo's offers specials on imported and domestic beer and a deal on nachos until 7 p.m. Of course, Guapo's fajitas and margaritas are among the other Tex-Mex options.

If you have questions, contact Community Activities member Tracy Needham at coach@tracyneedham.com. Festivities start at 6 p.m.

Games Night in Fairlington

The Community Activities Committee invites everyone in Fairlington to Games Night on April 18 from 7 to 9 p.m. If you enjoy bridge, Scrabble, poker, or have ideas for other games please stop by for a relaxing evening. If you have come before please come again. We also want especially to welcome newcomers. Come along, bring a friend!

Book Group: Bringing Up Baby

The North Fairlington Book Group will discuss *A Heartbreaking Work of Staggering Genius: Based on a True Story* at its April 21 meeting. Dave Eggers's memoir of raising his younger brother after his parents died within months of each other is not, as the author writes, "a work of pure non-fiction. Many parts have been fictionalized, in varying degrees, for varying purposes."

Time of the third-Wednesday gathering is 7:30 p.m. The group will pick its May book at the April meeting, which occurred too late to report in this newsletter.

For information about the group, contact Alica Overton at 703-578-3201 or aaoverton@comcast.net.

Cutting the Rug



PHOTO BY GUY LAND
Ingrid Romera (left) with mother Margarita Roa and daughter Sabrina take to the dance floor.

Waves of Fairlington residents came and went for the second Fat Tuesday celebration. Community Activities Committee members, among them Sue Campbell, Tracy Darroch, Wanda Edwards, Tracy Needham, Jon Flagg and Jennifer and Stockton Butler, spent most of the day decorating and laying out food and drink. Our thanks for their spirit.

Manager's Corner

Bill Reynolds



Advisory on Dryer Lint

The buildup of dryer lint can pose a house fire hazard. Residents are advised to clean the flue at least a couple times per year to prevent its dangerous accumulation. The task may be particularly difficult for some apartment dwellers. But an ounce of prevention.

Spring Inspection – Speaking of prevention, management's annual spring inspection is underway. As part of our inspection of the property we will make note of any covenant violations.

Items hung on the interior common walls of apartment buildings, stored in any common area, attached to the exterior of your unit, balcony railing or backyard fence in violation of the rules will be grounds to send you a violation notice. Unkempt backyards may also lead to a notice. Addressing these items now will help everyone. If you have any questions, please call the office. Thanks for your cooperation.

Planting Time – Although residents have some flexibility in improving the limited common areas under their control, please remember that improvements cannot exceed the height or boundaries of the privacy fence – except for shrubs or trees on the North Fairlington "approved planting list" (the office has copies). Vines must be maintained inside the fence line and cannot be allowed to climb the fence or building walls. For information on common area plantings and additional information regarding landscaping on limited common areas, please refer to pages 82-84 of the residents manual.

Maintenance Tip: Outside Faucets – With the warmer weather arriving, those who control outside faucets will be turning them on. It was a cold winter, so there is a potential for broken pipes. Please listen when you turn on the faucet to determine that no water is running (keep in mind that many pipes run through other units, therefore a broken pipe could be flooding a neighbor's unit).

Water

Continued from page 1

- Residents may wish to stock water from freshly flushed taps.
- Boiling will not remove lead.

The EPA advises users of water filters to ensure that manufacturer claims are certified by an independent agency. NSF (www.nsf.org) is one organization that evaluates filter quality.

The EPA's safe drinking water hotline is 800-426-4791. Arlington County's Public Works website is www.co.arlington.va.us/dpw.

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
Service Request Email: service@fairlingtonvillages.com
Website: www.fairlingtonvillages.com

Staff

Bill Reynolds	General Manager
Susan Shepard	Operations Manager
Trish Lall	Assistant General Manager
Julia Dickerman	Resident Services Coordinator
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 hours: 8 p.m.-5 a.m. nightly.

Condo Wins Area Association Award

Fairlington Villages has been named the best-run condominium in the Washington area by the Community Association Institute's Washington chapter.

The award for the community association of the year (among those with at least 1,000 units) was based on several factors, including strategic planning, crime prevention initiatives, emergency preparedness, resolution of disputes between residents, and environmental protection.

"The award-winning associations exemplify harmonious living and prosperity to those residing in community associations," CAI said in a press release. "They are the communities that 'work well' and will serve as models for others to draw ideas from and emulate."

"We are gratified to accept the award," said Association President Guy Land. "It's recognition not only for the Board but for our management staff and all the volunteers who work so hard to make North Fairlington such an attractive area and to foster a spirit of community."

The News is published by
Fairlington Villages,
A Condominium Association

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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.

Board Meeting Agenda April 7

The following is the preliminary agenda of the April 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 - March 3
- V. Election of Officers
- VI. Budget Review
- VII. Old Business
 - A. Variance Request - 3073 Buchanan St., C1 (HVAC line installation)
- VIII. New Business
 - A. Trash Violation - 2819A Abingdon St.
 - B. Variance Request - 2905 Columbus St. (Install fence)
 - C. Variance Request - 4601 31st Rd., A2 (Install handrail)
 - D. Towing Charge Reimbursement - 2936 Dinwiddie St.
 - E. Exterminator Charge Reimbursement - 2825A Abingdon St.
 - F. Patio and Step Repair - 4610 31st Rd.
 - G. Brick Step/Entry Repair
 - H. Pool Rules 2004
 - I. YMCA Swim Classes
 - J. Towing Signs
- IX. Management Action Items
- X. Reports
 1. Officers (President and Secretary)
 2. Treasurer
 3. Committees
 4. Management Financial
 5. Management Administrative
 6. Maintenance
- XI. Establishment of Next Board Meeting - May 5

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.

In Memoriam

North Fairlington lost one of its most creative long-time residents with the passing last month of Joel Siegel.

A popular film critic (for *City Paper*), music producer, Grammy winner, and retired Georgetown professor, Joel was best known in Fairlington for the profusion of plants on his balcony and for his frequent strolls around the community with his dogs, Grace and, more recently, June. No doubt the first exposure many Fairlingtonians ever had to a visla was when Grace came bounding up with Joel in tow.

Joel was an original condo-conversion owner who continued to live among us. He took an active interest in the affairs of the Association. Joel's quick wit, love of music, and concern for his neighbors enriched the lives of many Fairlingtonians. He will be missed.

-Guy Land

Board Notes

The Board met March 3. The following are highlights.

Old Business

A. Violation Enforcement - 2970 Columbus St., C1 - satellite dish: Mr. Burke moved to find a violation of the Bylaws and assess the homeowner \$50 and to direct management to remove the dish and wires attached to the rear exterior wall of the building and restore the brick at the homeowner's expense. Failed 0-6. (The homeowner had corrected the violation.)

B. Foreclosure Authorization - 3046 Buchanan St., A2: Mr. Land moved to initiate judicial sale of the unit. When sale is imminent, the Board will provide additional authorization to counsel to protect the Association's interest in recovering the amounts owed it. Passed, 5-0-1, roll call. Yes: Mr. Burke, Mr. Khalil, Mr. Land, Mr. Lowe, Mr. Straub. Abstain: Ms. Kish.

New Business

A. Trash Violation - 4854B 28th St.: Mr. Burke moved to approve a \$50 trash charge. Failed 0-6.

B. Variance Request - 4632 31st Rd. - phone line installation: Ms. Kish moved to approve a variance request to drill a hole in the exterior brick on rear of property to install a telephone jack. The phone line would be installed in a manner similar to existing phone lines and the penetration would be caulked with sealant matching the existing brick joint's mortar color, with the homeowner responsible for any damages. Failed 0-6.

C. Variance Request - 3020 Buchanan St., A2 - basement wall removal: Ms. Kish moved to approve a variance request to remove a 10-foot section of a load-bearing basement wall, in accordance with the engineer's specifications outlined in the variance request. The homeowner would be responsible for obtaining building permits and ensuring that the modifications are in accord with permits and building codes. Failed 0-6.

D. Variance Request - 3073 Buchanan St., C1 - HVAC line installation: Ms. Kish moved to approve a variance request to make a building penetration through the

outside wall at the upper C level and run new HVAC lines along the downspout and connected to a ground-level heat pump. The HVAC line installation would comply with the HVAC policy. The homeowner would be responsible for damages. Tabled until the April meeting, 5-1; the homeowner may work with management to provide information for the Board.

E. Foreclosure Authorization - 4885B 28th St.: Mr. Land moved to initiate proceedings to obtain a judicial sale of the property at 4885-B 28th St. In the event a judicial sale of the property becomes imminent, the Board will by formal resolution provide additional authorization to counsel for actions necessary to protect the Association's interest in recovering the amounts owed it. Tabled until May meeting, 6-0, to allow counsel to file certain documents with the court.

F. Foreclosure Authorization - 4862 28th St., C2: Mr. Land moved to initiate judicial sale of the unit. When sale is imminent, the Board will provide additional authorization to counsel to protect the Association's interest in recovering the amounts owed it. Passed 6-0, roll call. Yes: Mr. Burke, Mr. Khalil, Ms. Kish, Mr. Land, Mr. Lowe, Mr. Straub.

G. Pool Repairs: Mr. Burke moved to contract with Continental Pools to complete pre-season repairs and maintenance to all six swimming pools at a cost of \$24,730. Passed 6-0.

H. Volunteer Planting: Mr. Burke moved to approve the purchase of flowers, to be sold to residents by the Buildings & Grounds Committee at the Spring Yard Sale, at a cost of \$1,280 plus tax. Passed 6-0.

I. Contractor Focal Bed Planting: Mr. Burke moved to approve \$7,833.24 plus tax payable to Lancaster Landscapes for the installation of spring/summer flowers in focal beds around the property. Passed 6-0.

J. Turf Restoration - Dominion Virginia Power Damages: Mr. Lowe

moved to authorize management to contract with Lancaster Landscapes to repair turf damaged by Dominion Virginia Power at various locations throughout the property at a cost of \$2,000 plus tax, and to direct management to file a claim for reimbursement from Dominion Virginia Power. Passed 6-0.

K. Speed Cushions: Mr. Lowe moved that:

Section 1: The Board of Directors calls upon Arlington County to remove the speed bumps on S. 29th Street and restore the street to its earlier condition. Alternatively, the Board calls upon Arlington County to redesign and reinstall the speed bumps so that they reflect the style of speed cushion currently used by the City of Alexandria on Russell Road.

Section 2: The Board of Directors calls upon Arlington County to implement a plan for better marking of the speed bumps, with a particular focus on increasing their visibility at night and providing better signage.

Section 3: The Board calls upon the Fairlington Citizens Association to raise this matter with the county and seek traffic calming solutions that do not create the safety problems associated with the existing speed bumps.

Tabled until the June meeting, 6-0. The Board seeks time for the county to complete the painting and marking of the speed cushions.

L. Sewer Line Relining - 4618 31st Rd.: Mr. Burke moved to contract with Jed Mechanical to reline the sewer lateral at a cost of \$14,000, including grounds restoration. Passed 6-0.

M. Violation Enforcement - 2917 Columbus St. - removal of ivy: Mr. Burke moved to rescind a resolution of violation enforcement and approve the homeowner's request to relieve the obligation to remove dead ivy from the building, downspout and gutters until sale of the unit or until the ivy disintegrates naturally, provided there is no future growth of ivy on the building. Passed 5-0.

Upcoming April Activities

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1 <i>April</i> Historical Society 6:30 pm	2	3 5K Run/1K Walk
4	5	6	7 Board Meeting 7 pm	8 Activities Committee - 7 pm	9	10
11	12	13 FCA Meeting (S Fairlington CC) 7:30 pm	14 Communications Committee - 7 pm	15 Variance Committee - 7 pm	16	17
18 Games Night 7 pm	19 B&G Committee 7 pm	20 Parking, Security & Traffic Committee - 7 pm	21 Book Group <i>A Heartbreaking Work...</i> by David Eggers - 7:30 pm	22 Tennis Committee 7:30 pm	23	24
25	26	27 Apartment Hallway Committee - 7 pm	28 B&G "Patio and Garden" Seminar 7 pm	29	30	1 <i>May</i> Spring Walk-Through 9am
2	3	4	5 Board Meeting 7 pm	6 Historical Society 6:30 pm	7	8 Spring Yard Sale

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

North Fairlington News
Fairlington Villages, A Condominium Association
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Arlington, VA 22206

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