



North Fairlington News

Historic Fairlington Villages

SEPTEMBER 2004

VOL. 26, No. 9

WWW.FAIRLINGTONVILLAGES.COM

Board Gears to Consider Pitched-Roof Conversion

A decision on whether the Association should replace the flat roofs on 92 buildings with pitched, slate roofs is probably a year away, the Board of Directors concluded after a consultant's presentation at the August meeting.

"This is the most consequential decision of the Board in my 20 years in the condo," said Association President Guy Land, as the Board and an unusually large turnout of residents wrapped up the discussion with Margaret Mitnick of Facility Engineering Associates.

Mitnick had concluded that the buildings are structurally capable of supporting slanted slate roofs. But the rough calculation that the cost of installing slate roofs and repairing pressing problems in the flat-roof buildings is about the same raised even more questions.

Mitnick said "serious math" would have to be considered, including the cost of architectural studies, further

engineering work, resident relocation expenses, and likely damage to interior walls, compared to the ongoing cost of maintaining flat roofs.

As reported last month, FEA projected the cost of replacing the flat roofs at \$3.4 million and repair of the buildings' parapets and masonry at \$3.5 million. But Mitnick said design and oversight alone could add 10 percent to 20 percent to the replacement cost.

FEA's projections assume execution of either option over two years. A longer completion period could significantly increase the project's cost. Going with the replacement later, after some necessary repairs, would by some calculations waste resources.

Land noted that a two- or three-year plan would require the Association to borrow money. All condo reserves at the end of 2003 totaled \$1.68 million.

During roof replacement, Mitnick said residents would have to relocate

from a couple of days to a week. Each building's renovation would take probably a month if everything went according to plan, which, as Mitnick noted, "never happens."

Customarily the Association has paid to relocate residents to a nearby hotel while executing repairs, such as sewer relining, that deny them full use of their units. Mitnick's cost estimates do not include relocation.

Flat-roof repairs are required every 10 or 15 years, whereas slate roofs have a life of up to 75 years, augmented by an annual preventive maintenance program. And pitched roofs could allow residents to acquire attics. Board members indicated that homeowners might be given an option, at their expense, of having an attic added.

Replacement also may affect Fairlington's historic designation. Treasurer Tom Burke recalled that the survey residents did for the historic

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Condo Fees Rise 7.7 Percent Oct. 1

The Board of Directors has adopted a \$4.91 million budget for fiscal 2005, raising condominium assessments 7.70 percent.

In the only amendment to the draft budget circulated to homeowners in July, the Board at its August meeting trimmed \$10,000 from projected interest income and \$11,500 from projected tax expense, enabling it to pare .03 percent from the proposed fee increase.

With three directors absent, the budget was approved, 6-0.

Fourteen homeowners attended the

Community-wide forum on the budget, led by Treasurer Carmel Cassidy, on July 21.

Questions ranged from concerns about the need for additional staff to potential cut backs in pool hours (both for and against) to plans for future reserve contributions and spending.

The Board took these comments, along with a handful of e-mails, into account before making its final decision on the budget.

In approving the budget, the Board

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It's a Dog's Life

Bring your pooch
to our
annual Doggie Dip
September 19
5 p.m. at Pool 5



Survey Supports Pools Renovation Alternatives

North Fairlington residents endorsed an indoor pool and a lap pool in a summer survey of ideas for renovating the pools. But a significant number also supported maintaining the existing configuration, while smaller numbers preferred a "splash pool" or a "beach pool."

Roughly 170 residents responded to the survey distributed at the pools in early August.

Some residents suggested adding hot tubs or Jacuzzis, additional grassy areas within the fences for kids and barbecues, and converting Pool 6 to parking to address congestion on Dinwiddie Street.

While more respondents preferred an indoor pool than any other option, some feared cost might be prohibitive.

Many residents asked for longer pool hours, though the questions did not address hours. The fiscal 2005 budget envisions a return to the 2003 service level. The Board had reduced hours this year because of the tight budget.

The pools have reached their life expectancy and they must be renovated (or closed) over the next few years. The question is not whether to renovate them, but when and how.

Pool 1's condition is severe. Its underlying support structure, plaster, coping stones, tile and caulking all have deteriorated. Last fall the contractor cautioned that the

pool might not last through the summer. It has, but renovation can no longer wait.

The Board is considering renovations to Pool 1 and will develop a plan covering all of them over several years, funded from reserves. Renovation of existing layouts would cost \$80,000 to \$100,000 per pool, depending the scope of work.

Below is a summary of the survey. The Pool 3 guard largely failed to distribute the survey, so the results primarily reflect the other five.

-Guy Land

Pool Renovation Survey Results

Pool	As Is	Lap Pool Lanes	Beach Entry	Spray Ground	Enclosed Pool	No Pref
1	6	3	1	3	9	1
2	10	16	4	8	17	1
3	0	0	2	0	1	0
4	13	12	1	4	12	1
5	10	21	10	5	20	1
6	6	4	2	1	12	0
Total	45	56	20	21	71	4

Condo Fees

Continued from page 1

discussed its decision to restore funding to the pools contract, allowing restoration to the 2003 service level. President Guy Land said the reduction in operating hours had predominated resident complaints, suggesting it was one expenditure the Board had "squeezed a little too tight." Director Tom Burke urged the Board to consider staggering hours or days for the six pools in the 2005 season.

Contributions to reserves, the Association's capital budget that funds long-term projects, will increase to \$1.4 million - 28 percent of the budget - and grow substantially for several more years. Projected expenditures from reserves will exceed contributions through 2008.

Major reserve expenses include an aggressive sewer re-lining program, continuation of the slate roof replacement program, and the possibility of a multi-year shutter and gutter replacement program.

The Board assumes continued emphasis on masonry and parapet repairs to the 92 flat-roofed buildings.

Projection of reserve expenditures may not take fully into account possible conversion of all flat-roof buildings to pitched, slate roofs. The Board is just beginning to explore that option (see page 1).

Renovation of the hallways in the condo's 173 apartment buildings could begin in the coming fiscal year. The last renovation, completed a decade ago, cost \$750,000.

The condo payment coupons for the new fiscal year, which begins October 1, will be mailed out by early September.

-Bennett Minton

2004/05 Fees by Type of Unit

	Percent of Ownership	Condo Fee 04	Condo Fee 05
TOWNHOUSE UNITS			
Georgetown	.0514915	\$189	\$204
Edgewood	.0638990	\$235	\$253
Clarendon II	.0620376	\$228	\$245
Clarendon	.0663770	\$244	\$263
Dominion II	.0800294	\$294	\$317
Dominion	.0856077	\$314	\$339
Arlington	.0893306	\$328	\$353
APARTMENT UNITS			
Braddock	.0421257	\$155	\$167
Braddock II	.0428068	\$157	\$169
Braddock III	.0371580	\$136	\$147
Braddock IV	.0371580	\$136	\$147
Braddock V	.0378391	\$139	\$150
Fairfax	.0527305	\$194	\$209
Richmond	.0514915	\$189	\$204
Staunton	.0545273	\$200	\$216
Bradford	.0539695	\$198	\$213
Berkeley	.0589372	\$216	\$233
Ashlawn	.0681797	\$250	\$270
Ashlawn II	.0570112	\$209	\$226
Sherwood	.0557722	\$205	\$221
Barcroft	.0619730	\$228	\$245
Barcroft II	.0582501	\$214	\$230
Barcroft III	.0594950	\$219	\$235
Hermitage	.0638990	\$235	\$253
Monticello	.0719025	\$264	\$284
Mt. Vernon	.0763065	\$280	\$302
Buckingham	.0594950	\$219	\$235

Netters Turn Out for Mimosas



The Mimosa Open on Aug. 1 drew some 30 players for tennis and brunch. The day was gray, but the rain obligingly held off until all but a few die-hards had had all the tennis they wanted. Pictured clockwise: Donna Glassbrenner momentarily dispatches her game face; North Fairlington tennis pro Nat Pitts, noshes with Catherine Weiss and Tracy Costigan; Peggy Bultman chats with Jim Cernocho (left) and James Kittfield; Larry Straub takes charge.



PHOTOS BY GUY LAND

Condo Pursuing High-Tech Services

Would you like to receive the *North Fairlington News* by email? How about having real-time access to the status of your work order or condo payment account? Would you prefer to cast your annual meeting ballot online instead of returning a paper proxy? Would you respond to monthly online mini-surveys on important topics? Should the Association offer Wi-Fi blanketing North Fairlington?

These are some of the questions an ad hoc committee will consider as the Board of Directors examines technology applications to condo activities. If you would like to participate, please contact the office.

North Fairlington has had a website for several years. The Board

and management are exploring ways to make the website more interactive, perhaps by creating a "residents only" section that gives access to details about condo matters.

Many residents make heavy use of Web technology at work and home and expect technology-based solutions to many needs. The Board hopes to provide that in their condo experience as well.

Of course, greater use of technology does not automatically yield major savings at the outset. Indeed, there can be significant start-up costs, in software acquisition and staff training. But over time thoughtful use of technology can improve the delivery of services.

Repairs Near Completion

After almost 3 months of water main replacement on Buchanan Street, Arlington County has completed the project and will soon begin some street re-surfacing and intersection improvements.

The County will be milling and repaving Buchanan between 30th and 31st Streets. The work is tentatively scheduled to begin by mid September. The rest of Buchanan will not be re-paved.

Plans are also moving forward for the reconfiguration of the intersection of Buchanan and 29th Streets. The engineer hopes to complete the construction plan during September. The County expects the concrete work to be done by December, with the paving work to occur in early Spring.

Activities Around the Grounds

Kid's Tsunami Reset for Sept. 12



The forecast for Hurricane Charley has led to the rescheduling of the Kid's Pool Party for the Sunday after Labor Day. The annual party will take place at Pool 5, from 2 to 4 p.m. We'll hope for clear, warm weather, and perhaps better attendance than during the vacation days of August.

Activities will include jumping for pennies in the pool (pool steps for the little ones), water balloon toss, a piñata filled with treats, and toys and prizes for all. Plus, we'll have ice cream/popsicles and lots of great snacks. If you're interested in helping out with any of the activities, call the office. Help is always a good thing when it comes to kids.

Tennis Plans Fairlington Open

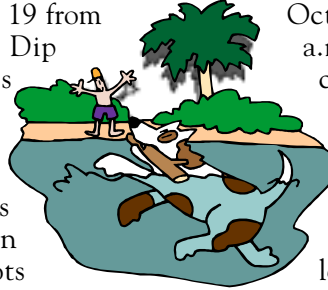
The September tennis party has been canceled and in its stead the Tennis Committee will celebrate the U.S. Open Women's Semifinal on Sept. 11. Tennis on the main courts and a cookout at the community center patio will start at 5:30 p.m.; TV tennis in the community center starts at 7 p.m. The Committee will provide gratis the tennis balls, food, and soft drinks.

A North Fairlington-South Fairlington mixed doubles tournament is planned for Sept. 26 at the main courts. Details have yet to be

worked out, but as the time approaches, you can call Peggy Bultman (703-998-7305) or Bob Harmon (703-820-6561) for information. You can also look for flyers at the main courts.

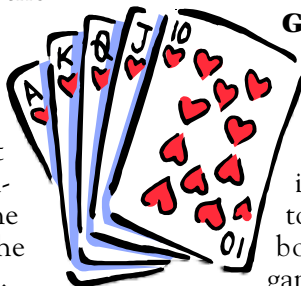
Doggie Dip to Close Pool 5

Back by popular demand, the fourth Doggie Dip will be held at Pool 5 on Sept. 19 from 5 to 7 p.m. The Dip officially closes the pool season (and humans are barred thereafter). If your dog likes the water and can behave around lots of other dogs, bring him/her by for a swim. This is a once-a-year event that you won't want to miss. Dogs are not allowed in the pool enclosures at any other time.



Owners, not the lifeguards, are responsible for the safety and behavior of their dogs and will be required to sign a waiver upon entering the pool area.

So grab Fido and a tennis ball. Stop by even if you're not a dog owner for the zaniest event of the year.



Games Night In Fairlington

Unlucky in love? Try your luck in cards. Come out to meet your neighbors over fun and games. To avoid conflict with the Doggie Dip, Games Night has been shifted to the fourth Sunday, Sept. 26, from 7 to 9 p.m. at the community center. We have a

great group of bridge players who would like you to join them (they're willing to share their knowledge with new players). We also offer lively poker, black jack, hearts and Scrabble. Just bring yourselves and your neighbors and have a great time.

Fall Yard Sale Slated

The Fall Yard Sale is scheduled for Oct. 9 (rain date Oct. 10) from 8 a.m. to 1 p.m. at the community center parking lot. You can shop till you drop and/or sell your own stuff. The cost for a site is \$10, payable at set-up. More than 50 vendors participated in the spring, a number we expect at least to match.

Volunteers Make Us Work

With summer behind us and the fall routine about to settle in, now is a great time to consider volunteering time to the condo community. We rely on volunteers to carry out our work. There's a spot waiting for you.

Got an idea for a community social activity? Concerned about how the grounds look? Interested in the status of our reserves? Want to help plan how we use technology? All of these questions are being tackled by our volunteer committees.

You don't have to be an expert. All you have to have is a little time – perhaps a couple hours a month – and a desire to give back to your neighbors.

Please email us at office@fairlingtonvillages.com and tell us what interests you. Someone will put you in touch with the committee that's working on your topic – and welcome you to the growing ranks of volunteers that make Fairlington a special place to live.

Conversion

Continued from page 1

designation applications found scores of architectural differences among buildings. Land said changes in design might jeopardize listing on the National Register of Historic Places and that further examination of this issue is needed.

Land said he would appoint an ad hoc committee to review options, identify additional questions, and gather more information. At this point the Board has made no commitment other than to examine the issues in greater detail.

Because the Board is considering replacement, Mitnick suggested that it defer masonry work recommended for the fall but go ahead with renovation of coping stones work on the parapets. The Board agreed.

-Guy Land, Bennett Minton

Manager's Corner

J. William Reynolds, CPM, CMCA



Concrete Repairs

In early September we will repair and replace sections of sidewalks and steps throughout the property. Repairs may disrupt the use of walks in these locations generally for less than two days.

Parking Lot Repairs

The seal-coating of 20 of the Association's 60 parking lots is scheduled for mid-September, weather permitting. Crack repairs are scheduled for Sept. 10, but vehicles need not be moved.

The following lots will be seal-coated, and vehicles must be removed by 8 a.m. on the day the work is performed, or they may be towed.

Day	Lots
Monday – Sept. 13	9, 16, 30, 52
Tuesday – Sept. 14	10, 15, 21, 40
Wednesday – Sept. 15	14, 31, 38, 49
Thursday – Sept. 16	8, 13, 24, 48
Friday – Sept. 17	1, 39, 45, 53

The work will be completed on most lots by nightfall. If bad weather prevents the work from taking place, the lot will move to the end of the list so that the schedule is maintained as much as possible. If you will be away between Sept.13 and Sept. 23, please move your car from lots where the work has not been completed.

No other lots are scheduled for maintenance.

Flat Roof Coping Program

In an effort to reduce water penetration into flat-roof buildings, the Board has approved roof repairs that include new coping stones on the parapet walls, and new scuppers and collector boxes. The work will be take place on all flat roof buildings over the next six to eight months, beginning this month. Notices will be sent to residents in the affected buildings before it begins.

Maintenance Tip

Before hiring a contractor to perform work in your unit, you should know that he is licensed and insured. While neither guarantees that the contractor is qualified for a particular task, a license offers some security. One owner recently experienced a \$20,000 loss, only to learn that the remodeling contractor, who failed to secure a plumbing line, was not insured. It is also a good idea to ask for references for similar projects.

Trash must be put out by 9 a.m. Monday through Saturday. Trash should not be put out at any time on Sunday or any evening. Please be considerate of your neighbors and take your trash to the curb.

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

Staff

Bill Reynolds	General Manager
Miguel Galvez	Facilities Manager
Susan Shepard	Operations Manager
Trish Lall	Assistant General Manager
Julia Dickerman	Resident Services Coordinator

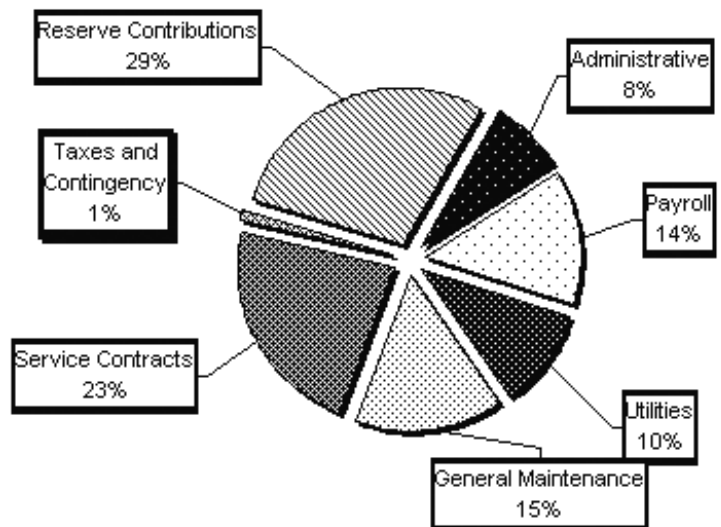
Emergency

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.

Fiscal 2005 Budget Allocation



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 Sept. 1

The following is the preliminary agenda of the Sept. 1 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. Special Presentation – Bob DiPalma, JED Mechanical
- III. Special Presentation – Jonathan Spitz, Amtek Engineering
- IV. Call to Order
- V. Establishment of Quorum
- VI. Approval of Minutes – Aug. 4
- VII. Old Business
 - A. Residents Manual
 - B. Pool Renovations
 - C. 28th Street Sewer Line Engineering Study
- VIII. New Business
 - A. Trash Violation – 4817 31st St., B1
 - B. Trash Violation – 2932 Columbus St., B1
 - C. Trash Violation – 3095 Abingdon St.
 - D. Variance Request
 - E. Request for Storage – 2971 Columbus St., B1
 - F. Request for Handicapped Parking – 2968 Columbus St., A2
 - G. Request to Block Off Parking Space – Lot 29
 - H. Request for Orange-only Parking – Lot 57
 - I. Community Activities Calendar
 - J. Fall Volunteer Planting Bulbs
 - K. Building Cleaning Contract Renewal
 - L. Sewer Relining
 - M. Employee Retirement Plan
 - N. Office Equipment Lease
 - O. Maintenance Equipment
 - P. Fiscal 2004 Excess Income Allocation
- 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 – Oct. 6

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.

A Special Note of Thanks

I offer a special thank you to my cochair, Sue Campbell, for all her hard work on the Community Activities Committee. For the past year or two, Sue has helped organize, plan, and make each of our parties, parades, and yard sales very special events. Sue and her family are moving from Fairlington. They've been here forever. Her husband Steve was raised in Fairlington. They will be sorely missed. Thanks again for your ever cheerful smile, Sue, and best of luck to you and your family.

– Tracy Darroch

Board Notes

The Board met Aug. 4. The following are highlights.

Old Business

A. Masonry Repairs: Mr. Burke moved to authorize management to contract with Consolidated Waterproofing Contractors to perform masonry repairs at six flat-roof buildings, at a cost of \$225,000, including engineering oversight by Facility Engineering Associates. Failed 3-3.

New Business

A. Trash Violation - 4721 29th St.: Mr. Burke moved to assess a \$50 trash charge. Passed 6-0.

B. Trash Violation - 4855 28th St., B2: Mr. Burke moved to assess a \$50 trash charge. Passed 6-0.

C. Trash Violation - 2983 Columbus St., B2: Mr. Burke moved to assess a \$50 trash charge. Passed (5-1-0).

D. Trash Violation - 2861 Buchanan St.: Mr. Burke moved to assess a \$50 trash charge. Passed 6-0.

E. Variance Request - 2809 Abingdon St. - New Fence Installation: Ms. Wolfe moved to approve a request to install a fence in the back of the unit with a side gate, to be constructed by management (as time permits) at the homeowner's expense, not to exceed \$2,100, provided the following conditions are met within 90 days: (1) the forsythia in the back of the unit would be relocated to other common areas on the property; (2) the downspout on the back of the building would be relocated to run outside the new fence; and (3) management would remove the shutters on the back window. Once constructed the fence would become Association property. The homeowner must obtain building permits and meet applicable codes. Passed, 5-1, roll call. Yes: Mr. Land, Ms. Loudenslager, Mr. Lowe, Ms. Placek, Ms. Wolfe. No: Mr. Burke.

Amendment:

Ms. Loudenslager moved to delete condition (4) requiring the homeowner to move the exterior water faucet. Passed 5-1.

F. Variance Request - 2950 Columbus St., C1 - Bathroom

Installation: Ms. Wolfe moved to approve a request to install a bathroom in the attic/loft provided: (1) the exhaust vent installation meets the standard policy for bathroom exterior vents; (2) there is no venting through the roof, wood trim or shutters; and (3) no structural changes are made to the building or unit. The homeowner must obtain building permits and meet applicable building codes. Passed 6-0.

G. Fiscal 2005 Budget: Ms. Wolfe moved to approve the 2005 budget, which raises condo fees 7.7 percent. Passed, 6-0, roll call. Yes: Mr. Burke, Mr. Land, Ms. Loudenslager, Mr. Lowe, Ms. Placek, Ms. Wolfe.

Amendment:

Ms. Wolfe moved to (1) reduce interest income \$10,000, from \$90,000 to \$80,000 and (2) reduce tax expense by \$11,500, from \$28,500 to \$17,000, thus reducing the budget \$1,500 and the condo fee increase from 7.73 percent to 7.7 percent. Passed 6-0.

H. Residents Manual Revisions: Ms. Placek moved to approve the fifth revision of the Residents Manual, for distribution to unit owners and residents. Tabled, 6-0, until September meeting.

I. Tennis Court Repairs: Ms. Placek moved to authorize management to contract with Bishop's Tennis, Inc. to repair cracks in Courts 1-5, 6, 7, 10, 13 and 14 for \$5,900. Passed 6-0.

J. Pool One Renovations: Ms. Placek moved to approve Continental Pools' proposal to renovate Pool 1

using the same design scheme as the kiddie pool for \$88,500, and to white-coat and install dual mechanical drains and other repairs to Pool 3 main and kiddie pools for \$23,500. Tabled, 5-0, until September meeting.

K. Parking Lot Repairs and Seal Coating: Mr. Burke moved to authorize management to contract with Chamberlain Contractors to seal cracks and stripe 20 lots for \$21,900. Passed 5-0.

L. Chimney/Masonry Repairs: Mr. Lowe moved to authorize management to contract with Simpson Unlimited to repair the chimneys at 2879 and 2920 Buchanan St., 4855 27th Rd., 4873 28th St. and to repair the masonry parapet wall at 3060-62 Woodrow Street, for \$12,800. Passed 5-0.

M. Concrete/Sidewalk Replacement: Ms. Placek moved to authorize management to contract with Dominion Paving for concrete/sidewalk replacement at specified locations for \$14,000. Passed 6-0.

N. South 28th Street Sewer Line Engineering Study: Mr. Burke moved to authorize management to contract with Urban Engineering to provide specifications for a new sewer line serving 4871-75 28th St., for a cost to be determined. Tabled, 5-0, until September meeting.

O. Annual Audit Contract: Mr. Burke moved to authorize management to contract with Ahlberg & Co. Inc. to perform audits and tax returns for the following years: fiscal 2004, \$6,300; fiscal 2005, \$6,400; fiscal 2006, \$6,500. Passed 5-0.

Residents Manual on the Way

Residents will be mailed a revised Fairlington Villages Residents Manual this fall, pending the Board of Directors approval of a rewrite well under way.

The Board received a draft last month and was scheduled to consider approval at its September meeting. That would allow printing to go ahead before the end of

September.

The current manual was revised in 1996. The Communications Committee began considering revisions two years ago.

The committee recommended mailing a paper manual rather than moving toward reliance on Web and CD versions. The Board agreed and approved design concepts.

September Activities

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
			1 <i>September</i> Board Meeting 7 pm	2	3	4
5	6 Labor Day Management Office Closed	7	8 Communications Committee - 7 pm	9 Activities Committee - 7 pm	10	11 Tennis U.S. Open Party - 5:30 pm
12 Tennis Tournaments Kids Pool Party 2-4 pm Pool 5	13	14 FCA Meeting 7:30 pm (S Fairlington CC) Tennis Committee 7 pm	15	16 Variance Committee - 7 pm	17	18
19 Doggie Dip 5 pm Pool 5	20 B&G Committee 7 pm	21 Parking, Security & Traffic Committee - 7 pm	22	23 Historical Society 6:30 pm	24	25 Tennis Tournaments
26 Games Night 7 - 9 pm Tennis Tournaments	27	28 Apartment Hallway Committee - 7 pm	29	30	1 <i>October</i>	2
3	4 Pool Committee 7 pm	5	6 Board Meeting 7 pm	7	8	9 Fall 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
3001 South Abingdon Street
Arlington, VA 22206

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