



North Fairlington News

Historic Fairlington Villages

NOVEMBER 2004

VOL. 26, No. 11

WWW.FAIRLINGTONVILLAGES.COM

Condo Panels to Study Management, Renovation

How can we better use technology to deliver services to our residents? How much money should be contributing to reserves each year? Could we create lap lanes at one of Fairlington's pools?

These are some of the questions Fairlington volunteers are tackling through new ad hoc committees. The panels will advise the Board of Directors on major decisions in several policy areas.

Technology Committee

Exploring better uses of technology to communicate with residents and manage operations is the goal of the Ad Hoc Committee on Telecommunications and Technology. Chaired by Association Vice President Sarah Kish, the committee will examine ways to use email and our website, options for online voting for the annual meeting, and real-time online access to the status of work orders.

"Fairlington Villages must seize the opportunities that technology offers, both in providing technology-based services to our residents and in improving the day-to-day operations of the management office," said President Guy Land in launching the committee's work.

The other members of the committee are Ward 5 Director Cory Loudenslager, North Fairlington webmaster Chris Larson, Pat Teske, Doug Johnson, Sharon Wodjenski, Tracy Needham, Phillip Brown, and Robert Vernon.

Reserves & Infrastructure

A special committee led by Assistant Treasurer Claudia Wolfe will guide the Association's first full-scale

reserve study since 1998. The committee will supervise the selection of a contractor to perform the study and work with the contractor and management to develop a 10-year infrastructure plan. Based on the reserve study and the work plan, the group will recommend an annual reserve funding strategy.

Reserves are the funds the Association sets aside for its long-term capital needs such as roofs, hallways, pools, fences, and buildings.

The Association did a formal update of its reserve study in 2002 and an informal revision in 2003, but the Board feels that it is time to do a top-to-bottom review of our reserve needs. Reserve studies are traditionally done about every five years.

Since the 1998 study, the Association has gained greater understanding of its infrastructure needs, such as sewer relining and masonry repair.

The Board expects the new reserve study to inform the development of the fiscal 2006 budget.

Committee members include Treasurer Carmel Cassidy, Ward 6 Director Tom Burke, former Treasurer Luetta

Donalds, David Rose, Ned Overton, Lynn Newbill, Virginia McGee, Amy Angelier, and Paul Cinquegrane.

Pool Renovations

A new working group is sorting options for renovating the condo's six swimming pools. The existing pools have reached their life expectancy.

Almost 400 Fairlington residents responded to a survey distributed at the pools in August and in the October newsletter. Creating a lap pool, or at least lap lanes in some of the pools, was a popular option, as was a year-round pool. Some residents suggested installing hot tubs at the pools.

All of these options are under consideration. The committee is expected to devise by next summer a compre-

Continued on page 2

Stocking Up



PHOTO BY GUY LAND

Kent Wayland and Stephanie Johnson, with infant Alexis, find deals galore at Fall Yard Sale on Oct. 2.

Activities Around the Grounds

Holiday Party Set

No matter how you celebrate, the Holidays are a time when we all enjoy getting together for fun and fellowship, and the condo is no exception.



PHOTO BY GUY LAND

Roberto Castillo serves hotdogs to Ruth Kearns at the Fall Yard Sale.

Join your neighbors Dec. 9 for our annual Holiday Party. The Community Activities Committee will host the festivities, beginning with caroling from 6:30 to 7:00 p.m., and Santa is scheduled to come in from the North Pole (a.k.a. the Fairlington fire station) around 7 (unless other duties call), and bring goodies for the kids and merriment for all.

At 7:30, we'll go inside for refreshments, more music, door prizes, and holiday cheer until 9 p.m. The Holiday Party is a high point of our social calendar. Residents of all ages came for last year's shindig. So join us as we continue this festive North Fairlington tradition.

Society to Organize House Tour

The Fairlington Historical Society will hold an organizational meeting for the 2005 Home and Garden Tour on Nov. 19 at 6:30 p.m. in the community center.

Fairlington residents are encouraged to bring their ideas and join the committee that will plan the tour. The society sold more than 400 tickets for last year's tour, and they hope to build on that experience.

Residents who wish to have their home on the tour or have any questions may contact Sandy Hodapp at 703-379-6860 or email Sandyh116@aol.com.

Games Night

It's time to learn some new games to play. Meet your neighbors and join us for a night of cards and board games Nov. 21 from 7 to 9 p.m. in the community center. This is a great way to socialize and learn old and new games. Just bring yourselves and your neighbors and have a great time.

Owners May Take Tax Credit For Renovations

Fairlington homeowners may be eligible for a state income tax credit if they spend at least 25 percent of the assessed value of their homes on a renovation.

Under a 1997 state law, owners of certified historic buildings can apply for the 25-percent credit – even retroactively. Most renovations would not meet the test.

For example, a Clarendon I has a 2004 improvements value (not including land) of \$238,000. An owner who spent at least a quarter of that on a renovation – \$59,500 – would be eligible for a Virginia credit of 25 percent of the renovation, or \$14,875. Eligible expenses do not include appliances.

Requirements include following

federal guidelines, filling out some forms and providing before- and after-pictures. Renovations of more than \$100,000 require a CPA statement. Michael Leventhall of the Arlington County Department of Community Planning, Housing and Development (703-228-3813) will advise owners, take the before- and after-photos, and do the paperwork for free.

Management

Continued from page 1

hensive renovation plan to be undertaken over several years. The Board deferred renovation of Pool 1 pending plans for all the pools.

The committee expects to begin its work in November.

Flat Roof Conversion

Board Secretary Tom Burke will be leading a committee to explore whether the Association should replace the 92 flat-roof buildings with slanted slate roofs.

A preliminary feasibility study by the Association's consulting engineer indicated that the buildings were structurally capable of supporting slanted roofs and that the cost of replacing the roofs was in the same range as that for a variety of needed masonry repairs.

Burke's committee will examine questions that must precede a final decision on pitched roofs. These include the potential effect on

Fairlington's historic designation, possible interference with sightlines of nearby units, related costs such as temporary relocation of residents, and prospective benefits of permitting residents in selected units to install attic space.

The committee is just being formed and is expected to include residents with a variety of perspectives, including those who do not live in flat-roof buildings.

Manager's Corner

Bill Reynolds



Leaves, Leaves, Leaves – Please be advised that, as soon as practical, maintenance will begin the annual cleaning of the gutters. The beautiful fall leaves can easily clog the gutters and create numerous maintenance problems. As soon as the weather allows we will be using lifts and ladders throughout the property. We cannot post a specific

schedule now because weather and the characteristics of each building affect the work flow. If you see workmen in your area, please make sure your back gate is unlocked and close your blinds.

Our landscape contractor removes leaves from common areas. Removing leaves from your backyard is your responsibility. Leaves can be disposed of in the common area, provided the contractor has not cleaned it yet. Otherwise, please **bag your leaves** and take them to the street. Last year some residents waited until leaves had been removed from the common area and then threw them over their fence. While it is impossible to keep the property clear of leaves during the fall, the contractor is diligent and generally keeps the property looking good. Throwing leaves into the common area is not only unsightly, it can damage the turf.

Please be advised that any resident who throws their leaves over the fence after the common area has been cleared will face a \$50 trash violation and a fee for their removal.

Buchanan and 29th Streets – Reconstruction of the intersection of Buchanan and 29th Streets will continue until spring. The county will realign 29th street and rebuild sidewalks, curbs and gutters. The project is the second part of the neighborhood traffic-calming plan approved last year.

Lot 57 Parking – Management will begin enforcing “orange only” parking in Lot 57 at 4601-19 30th Rd. on Nov. 15. Violations may result in the tow of your car.

Common Area Attic Storage – Some residents are storing personal items in the common area attics of apartment buildings. Maintenance will soon inspect these areas and remove any stored items. If you have “discovered” this space and are using it for storage, please remove your personal items. The only unit item permitted in the attic is a functioning hot water heater, as originally installed by the developer.

Avoid New Year Tow NOW – Did you know that your 2004 parking decal expires Dec. 31? The 2005 decals are available. To avoid a tow next year, please pick up your new decal at the management office before the new year. When you come in we will ask for an emergency contact, your email address and verification of other contact information.

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 |
| Miguel Galvez | Maintenance 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.

Outside Water Faucets – With approaching freezing temperatures now is the time to make sure that your outside faucet is turned off inside the building. This applies to all townhouse residents and many residents with unit space in the basement, that is, A-level apartments and B-level units with basement storage areas. If you have a shut off valve within your control, failure to shut it off now could lead to significant costs for you next spring. If you don't know whether you control a valve, please call the management office.

Thanksgiving Weekend Closing – The management office will be closed from Thursday through the weekend. We wish everyone a happy and healthy Thanksgiving.

Maintenance Tip – Does it take forever to dry your clothes? The problem may not be your dryer. After years of use the dryer duct can become obstructed with lint. In severe cases lint buildup can become a fire hazard. According to the Chart of Maintenance Responsibilities, your dryer is your responsibility. If your duct hasn't been cleaned in the last few years and you use your dryer regularly, you should consider having the duct professionally cleaned.

The News is published by
Fairlington Villages,
A Condominium Association

Newsletter Staff

Managing Editor Bennett Minton
Webmaster Chris Larson
Designer MBC ink

Board of Directors

President, Ward 1 Director
Guy Land 703-998-7663
Vice President, Ward 2 Director
Sarah Kish 703-379-6369
Treasurer, Ward 3 Director
Carmel Cassidy 703-379-1610
Secretary, Ward 6 Director
Tom Burke 703-379-8279
Ward 4 Director
Larry Straub 703-379-1739
Ward 5 Director
Cory Loudenslager 703-671-4156
At-Large Director
Terry Placek 703-671-7550
At-Large Director
Roger Lowe 703-931-0418
At-Large Director
Claudia Wolfe 703-998-0294

Committee Chairs

Buildings & Grounds
Kay Speerstra 703-998-5361
Communications
Bennett Minton 703-845-8409
comm@fairlingtonvillages.com
Community Activities
Jennifer Butler 703-998-6581
Tracy Darroch 703-845-5825
Parking, Security & Traffic
Mirta Arazoza 703-824-8140
parksec@fairlingtonvillages.com
Pool
Toni Castagnolo 703-671-7694
Tennis
Peggy Bultman 703-998-7305
Variance
Jerry Kraus 703-845-8251
variance@fairlingtonvillages.com
Ad Hoc Hallway Renovation
Gordon Shelp
Glenda Taylor
designadhoc@fairlingtonvillages.com

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 Nov. 3

The following is the preliminary agenda of the Nov. 3 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. Contractor Presentation – Benjamin T. Kenney
- III. Call to Order
- IV. Establishment of Quorum
- V. Approval of Minutes – Oct. 6
- VI. New Business
 - A. Trash Violation – 3020 Buchanan St., B1
 - B. Trash Violation – 2903 Columbus St.
 - C. Trash Violation – 4811 31st St., A2
 - D. Variance Request – 4610 31st Rd. (Cable Line Installation)
 - E. Variance Request – 3073 Buchanan St., C-1 (HVAC Line Installation)
 - F. Rules Violation Enforcement – 4907 29th Rd., A1
 - G. Rules Violation Enforcement – 4811 31st St., A2
 - H. Newsletter Design/Layout Contract
 - I. Newsletter Printing Contract
 - J. Replacement Plants
 - K. Retaining Wall Repairs/Replacements
 - L. Staff Holiday Bonuses
- VII. Management Action Items
- VIII. Reports
 1. Officers (President and Secretary)
 2. Treasurer
 3. Committees
 4. Management Financial
 5. Management Administrative
 6. Maintenance
- IX. Executive Session
- X. Establishment of Next Board Meeting – Dec. 1

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.



Don't forget to get your
2005
parking decal at the office

There will be no trash pick up on Thanksgiving Day.
Trash pickup will resume on Friday, Nov. 26.

Board Notes

The Board met Oct. 6. The following are highlights.

Old Business

A. Residents Manual Revisions: Mr. Burke moved that the Board approve the fifth revision of the Residents Manual for distribution to unit owners and residents. Passed 8-0.

New Business

A. Request for Orange Only Parking - Lot 57: Ms. Kish moved to amend the Parking Policy to include Lot 57 as "orange only" and authorize management to realign and mark spaces to identify the lot and accommodate the parking of nine vehicles. Passed, 8-0, roll call. Yes: Mr. Burke, Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Mr. Lowe, Mr. Straub, Ms. Wolfe.

B. Trash Violation - 4894 28th St.: Mr. Burke moved to assess a \$50 trash charge. Passed 7-1.

C. Trash Violation - 2854 Abingdon St., B1: Mr. Lowe moved to assess a \$50 trash charge. Passed 8-0.

D. Trash Violation - Waiver of Late Fee - 2925 Dinwiddie St.: Mr. Burke moved to approve a request to waive a \$25 late fee. Passed 8-0.

E. Trash Violation - 4860 28th St., C1: Ms. Cassidy moved to assess a \$50 trash charge. Passed 7-0-1.

F. Request to Remove Parking Space - Lot 29: Mr. Lowe moved to approve a request from homeowners to replace the parking space at the bottom of the stairs leading to 4844-4850 28th St. with cross-paint so that it may be used as a pathway to the parking lot. Passed 8-0.

G. Variance Request - 4815 29th St. - Rear Patio Door Replacement: Ms. Wolfe moved to approve the homeowner request to replace the rear door, 2-on-2 windows, with a door, 3-on-3 windows, additionally the replacement must: (a) be the same size and style, with raised panels; (b) be consistent with approved colors, (c) have brass hardware consistent with the original door, (d) have clear, smooth glass, (e) have window divisions between 7/16 and 3/4 inches, exterior and solid, (f) swing from the

same side and direction and (g) have historic details of the door frame. The owner would be responsible for any damages, for obtaining building permits and ensuring that the modifications are in accordance with those permits and all applicable building codes. Passed 8-0.

H. Variance Request - 3018 Columbus St. - Kitchen Wall Modification: Ms. Wolfe moved to approve the homeowner request to relocate the supporting wall between the kitchen and living room in accordance with the request and engineer's letter. The owner would be responsible for any damages and for obtaining permits. Passed 8-0.

I. Rules Violation Enforcement - 2880 Abingdon St., A1 (Failure to Cleanup Back Yard): Ms. Cassidy moved to assess a \$50 bylaw violation charge and authorize management to contract for the cleanup of the backyard including removal of the volunteer trees, at the homeowner's expense. Passed 7-0-1.

J. Rules Violation Enforcement - 2883 Abingdon St., C2 (Phone Line Installation): Ms. Cassidy moved to assess a \$50 bylaw violation charge and authorize management to contract for the removal of a telephone line from the wood soffit and building exterior and to restore the wood and brick at the homeowner's expense. Passed 8-0.

K. Revision of Parking Policy - Change Interior Decal Location: Mr. Lowe moved to change the location of interior parking decals from rear to front. Failed 2-6.

L. Residents Manual Layout Contract: Mr. Burke moved to authorize management to contract with Pat Bartlett for the design and layout of the revised Residents Manual for \$750. Passed 8-0.

M. Residents Manual Printing Contract: Mr. Burke moved to authorize management to contract with Global Printing for 4,000 copies of the revised Residents Manual, for \$5,200; to be distributed via U.S. mail to all residents and owners. Passed 8-0.

N. Purchase of Notice Boards: Ms. Kish moved to authorize management to purchase six notice boards for \$895.20 plus shipping. Passed 7-0-1.

O. Apartment Hallway Carpet Cleaning: Ms. Cassidy moved to authorize management to contract for the cleaning of the apartment building hallway carpets with Clean Advantage, for \$9,317.50, and \$197.50 to clean the community center carpet. Passed 8-0.

P. Focal Bed Planting: Mr. Burke moved to approve \$7,808 plus tax, payable to Lancaster Landscapes for the installation of fall flower plantings. Passed 8-0.

Q. Slate Roof Replacement: Ms. Cassidy moved to modify the fiscal 2004 roofing contract and authorize management to contract with Benjamin T. Kenney & Sons, Inc., for the 2005 contract for \$378,970. Passed 8-0.

R. Slate Roof Preventive Maintenance: Ms. Cassidy moved to approve the proposal by Benjamin T. Kenney & Sons to provide preventative maintenance on slate roofs in Wards 5 and 6 at a cost not to exceed \$35,000. Passed 8-0.

S. Snow Removal & Sanding: Ms. Cassidy moved to contract with Capitol Services for backup snow removal services from Oct. 1, 2004 to April 30, 2005, for \$80 per hour for snow plowing, \$700 to sand all lots with salt/sand mixture, \$125 to sand each street and \$19.75 per hour for shovelers. Passed 8-0.

T. Gutter Cleaning: Mr. Burke moved to approve the rental of man-lifts to clean gutters for no more than \$10,000. Passed 8-0.

U. Annual Employee Review: Ms. Cassidy moved to approve pay raises for Association employees pursuant to the recommendation of the president and treasurer. Passed 8-0.

Executive Session. The Board met in executive session to discuss personnel issues. No motions were offered and no votes were taken.

VOTE November 2

November Activities

| <i>Sunday</i> | <i>Monday</i> | <i>Tuesday</i> | <i>Wednesday</i> | <i>Thursday</i> | <i>Friday</i> | <i>Saturday</i> |
|-------------------------------|---|--|---|--|--|---|
| | 1 <i>November</i> | 2 | 3 Board of Directors 7 pm | 4 Reserves & Infrastructure Committee - 7 pm | 5 | 6 B&G Fall Walk-Through 9 am |
| 7 | 8 Telecommunications & Technology Committee 6:30 pm | 9 FCA Meeting 7:30 pm (S Fairlington CC) Tennis Committee 7 pm | 10 Communications Committee - 7 pm | 11 | 12 | 13 |
| 14 | 15 B&G Committee 7 pm | 16 Parking, Security & Traffic Committee - 7 pm | 17 Activities Committee - 7 pm | 18 Variance Committee - 7 pm | 19 Historical Society Home & Garden 6:30 pm | 20 |
| 21 Games Night 7 - 9 pm | 22 | 23 Apartment Hallway Committee - 7 pm | 24 | 25 <i>Thanksgiving</i> Management Office Closed NO Trash Pick Up | 26 Management Office Closed | 27 Management Office Closed |
| 28 | 29 | 30 | 1 <i>December</i> Board of Directors 7 pm | 2 Reserves & Infrastructure Committee - 7 pm | 3 | 4 |
| 5 | 6 | 7 | 8 Communications Committee - 7 pm | 9 Community Holiday Party 6:30 pm | 10 | 11 |

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

Presorted Standard
U.S. Postage PAID
Arlington, Virginia
Permit No. 559

