



# North Fairlington News

Historic Fairlington Villages

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## Board Selects Hallway Renovation Design Scheme 2

The condo Board has chosen Design Scheme 2 for the hallway renovation project. The Board voted 6-3 for Scheme 2, with the three dissenting votes cast for Design Scheme 1.

In selecting Scheme 2, the Board followed the recommendation of the ad hoc hallway committee and a majority of the homeowners who expressed a preference.

Over 350 residents voted for their preference, through either paper ballots or online, with 51 percent supporting Scheme 2. Scheme 1 got 26 percent of the votes, and Scheme 3 drew the support of 24 percent. Almost 100 residents cast ballots online through the condo's website. More than 80 residents attended each of the two homeowner forums on the design choices and the renovation project.

The lightest of the three designs, Scheme 2 features carpeting and vinyl wallcovering in transitional patterns of warm neutral colors with soft gold and teal blue accents.

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PHOTO BY GUY LAND

Hallway committee co-chairs Glenda Taylor and Gorden Shelp (front) join design consultant Dale Dulaney in showing off Design Scheme 2.

## Condo Fees Rise 4.96 Percent Oct. 1

The Board of Directors has adopted a \$5.14 million budget for fiscal 2006, raising condominium assessments 4.96 percent. The new fees go into effect October 1. The Board adopted the budget by a vote of 9-0, making no changes in the draft document that was sent to the homeowners in July.

Fourteen homeowners attended the community-wide forum on the budget, led by Treasurer Carmel Cassidy and Assistant Treasurer Claudia Wolfe on July 27. In addition, the Board received five written comments, including emails, from homeowners about the draft.

Questions and comments at the forum focused primarily on the reserves. One owner asked whether enough money was being budgeted

for maintenance of the buildings, and another raised a question about the reserve balance in future years.

The FY06 budget follows the recommendations of the new reserve study, increasing the contribution to reserves by \$140,000 and allocating interest earned on reserves back to reserves (net of taxes). The reserve study recommends that contributions to reserves be increased by 10 percent a year for the next three years. These increases in reserve contributions would decrease to eight percent for two years and fall to five percent thereafter. Note that this is the increased percent of the reserves contribution, not the increase to the condominium fee.

*Continued on page 2*

### Special Thanks

For over two years a dedicated ad hoc committee has been crafting the plan for the hallway renovation project. Under the insightful and collegial leadership of co-chairs Gorden Shelp and Glenda Taylor, the group has laid the foundation for one of Fairlington's largest undertakings.

From inspecting the condition of each of the 173 apartment buildings to negotiating with the post office over replacing the mailboxes to working with the design consultant on the best options for the homeowners, the committee's work has been marked by long

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## Homeowners' Basis Includes Piece of Condo Fees

Fairlington owners ecstatic over paper profits from the run-up in housing prices face a potential tax hit should they sell, but a portion of their condo assessments may cushion the blow.

In 1997 Congress changed the tax law to grant individual homeowners a \$250,000 exclusion (\$500,000 for joint filers) from capital gain on the sale of a primary residence. (Congress also repealed the tax-free rollover of gain invested in a new primary residence.)

Many individuals who own Fairlington homes have exceeded the tax exclusion in just the past few years. But the tax code allows home improvement expenditures, such as renovations and other substantial changes, to be added to an owner's tax basis, or cost of the home.

Condo owners' home-improvement

options are limited by covenant. The condo association is, to varying degrees, responsible for infrastructure maintenance. The IRS allows the portion of a condo assessment that is attributable to capital improvement - basically, reserve contributions - to be added to basis.

North Fairlington's auditor takes the position that all budgeted reserves constitute tax basis step-up. Since 1986 the Association has tracked the portion of each model's assessment that may be added to basis. (The math is simple: divide the reserve budget by the unit's par value.) Management maintains a spreadsheet listing each model's step-up by fiscal year. It is available by request.

For example, a Clarendon II's reserve contribution in fiscal 2005 is \$869. Since the start of fiscal 2000, the reserve total is \$4,055. That means

that an owner who purchased the unit on Oct. 1, 1999, and is closing its sale on Sept. 30, 2005, may add \$4,055 to the purchase price of the unit for tax purposes.

To continue the hypothetical: If an individual bought the unit for \$200,000 and sold it for \$500,000, the basis would be \$295,945, and \$45,945 would be subject to capital gain treatment. (Joint filers would face no taxable gain.)

In a real case, an owner would prorate annual basis adjustments for purchase and sale years to reflect the number of months he paid condo fees.

Unit owners also may receive a step-up in basis for the cost of new appliances, replacement windows and other qualified home improvements.

Owners should consult their tax adviser for details.

—Bennett Minton

TOWNHOUSES	% of Ownership	Condo Fee 05	Condo Fee 06
Georgetown	.0514915	\$204	\$214
Edgewood	.0638990	\$253	\$265
Clarendon II	.0620376	\$245	\$258
Clarendon	.0663770	\$263	\$276
Dominion II	.0800294	\$317	\$332
Dominion	.0856077	\$339	\$355
Arlington	.0893306	\$353	\$371
APARTMENTS			
Braddock	.0421257	\$167	\$175
Braddock II	.0428068	\$169	\$178
Braddock III	.0371580	\$147	\$154
Braddock IV	.0371580	\$147	\$154
Braddock V	.0378391	\$150	\$157
Fairfax	.0527305	\$209	\$219
Richmond	.0514915	\$204	\$214
Staunton	.0545273	\$216	\$226
Bradford	.0539695	\$213	\$224
Berkeley	.0589372	\$233	\$245
Ashlawn	.0681797	\$270	\$283
Ashlawn II	.0570112	\$226	\$237
Sherwood	.0557722	\$221	\$232
Barcroft	.0619730	\$245	\$257
Barcroft II	.0582501	\$230	\$242
Barcroft III	.0594950	\$235	\$247
Hermitage	.0638990	\$253	\$265
Monticello	.0719025	\$284	\$299
Mt. Vernon	.0763065	\$302	\$317
Buckingham	.0594950	\$235	\$247

### Condo Fees

*Continued from page 1*

The reserve study projects major improvements to the condo's physical infrastructure, especially over the next five years. With the recommended increase in reserves, a minimum reserve balance of roughly \$1 million per year is maintained throughout the 20 years covered by the study. Reserve expenditures to maintain masonry, sewers, replace gutters, replace slate roofs, and upgrade the hallways are major projects covered in the study.

Other comments focused on the increases in the water and sewer rates and the water conservation program. Other residents stressed the need for more tree maintenance and additional preventive maintenance work.

Overall operating expenses would increase by 2.8 percent, which is below the 4 percent general rate of inflation in the Washington area. Many operating accounts reflect decreases, the result of greater efficiencies and increased reliance on technology. The budget calls for no increase in the level of staffing in the maintenance department.

The condo payment coupons for the new fiscal year will be mailed out by early September.

—Carmel Cassidy

### Thanks

*Continued from page 1*

hours, good humor, and a passionate commitment to improving the quality of life in Fairlington.

Each ward had an active representative throughout the committee's deliberations. The Board expresses its gratitude to the Committee members: Ward 1—Felicia Morgenstern and Elizabeth and Rick Ward; Ward 2—Glenda Taylor and Gorden Shelp; Ward 3—Mary Regan and Micah Stein-Verbit; Ward 4—Ellen Harmon and Melissa Gray; Ward 5—Ruth Barker; Ward 6—Barbara Mayhew and Sharon Bisdee.

Thanks for a terrific job!

**REMINDER:**  
**The management office will be closed Labor Day, September 5, and there will be trash pick up.**

## Committee Finalizes Pool Renovation Recommendations

After eight months of heated deliberations, Fairlington's Ad Hoc Pool Committee will submit the following recommendations to the Board on updating our community pools:

Year 1-Pool 1-Update as is-\$73,000

Year 2-Pool 6-Update as is-\$73,000

Pool 2-Squared off, heated lap pool-\$129,000

Year 3-Pool 4-Update as is-\$73,000

Year 4-Pool 3-Update as is, but add water splash feature in kiddie pool-\$88,000

Year 5-Pool 5-Update as is and add a handicapped lift-\$78,000

Total approximate cost: \$514,000

All six pools are at the end of their

30-year life span, and must be updated. Pool 1 and Pool 6 are in the worst shape, so the Committee will recommend that those two pools be dealt with first. The Committee basically had a budget of \$100,000 per pool.

Because of these budget constraints, we will only be able to update one pool per year, but the Committee is going to recommend we try to do two a year in certain cases, so residents can see the results more quickly. This is provided the Board decides to implement our recommendations.

If Pool 2 is approved for a heated

lap pool, and the community views it a success, then the Committee would like to see Pool 5 upgraded to a heated, squared-off lap pool as well. Pool 2 and Pool 5 are the only two pools in the community where this would be possible.

The Committee is also going to recommend that the Board update the fences, lighting, and furniture at every pool.

Provided the Board approves some or all of the Committee recommendations, Fairlingtonians will see marked improvements in their pool experiences over the next few years.

—*Olivia Shorter*

## Hallway Committee Studies New Exterior Door Colors

The ad hoc hallway renovation committee is considering new colors for Fairlington's exterior doors. All colors would still be Williamsburg style and would fit the general architectural character of Fairlington.

The apartment building exterior doors will be refinished as part of the hallway renovation project, and the committee believes this would be an appropriate time to update the door colors used in Fairlington.

Colors being looked at include

Cottage Red (deep, flat), Ebony Field (grayish), Essex Green (dark), Phillipsburg blue (dark), and black. The committee may also consider a wider range of colors than those currently in use. The preferred colors are generally somewhat subdued, rather than the bright approach in use in parts of Old Town Alexandria.

The proposal would continue the existing practice, dating back to the original days of Fairlington, of using a variety of different door colors across

the community, though the committee may recommend that all the apartment doors in a single courtyard be the same color.

When the new colors are adopted by the Board, they will also apply to townhouse owners who wish to change the color of their doors.

In selecting a set of colors, the hallway renovation committee is also conferring with the Buildings and Grounds Committee and the Variance Committee.

### Design Scheme

*Continued from page 1*

The Board also preliminarily agreed to the major elements of scheme 2 as developed by the Dulaney Design, the outside design consultant who worked with the committee. These include carpeting of the halls, landings, and stairways; vinyl wallcovering; and protective vinyl moldings and, where appropriate, chair rails.

"These designs are intended to last for 20 years," Committee Co-Chair Gorden Shelp told the Board in presenting the committee's recommendations. "They use materials that are both aesthetically pleasing and quite durable."

After some discussion the Board agreed to plans for entry area floor tile and walk-off mats. Other elements adopted by the Board include new

lighting fixtures; brass hinges, door knobs, and kick plates for the exterior doors; and replacement of fire extinguisher cabinets.

The Board asked for additional information in evaluating the committee's recommendation that all entry doors swing outward. Currently most of the entry doors in the four-unit buildings swing inward.

The Board also voted to replace the thresholds at the individual unit doors. In response to questions raised at the homeowner forum on July 27, a special committee, led by Lillian Clementi, is examining the options for homeowners who would like to recondition or replace their individual unit doors when their hallway is being renovated.

Based on the committee's analysis

of the condition of the individual buildings, the Board agreed that the renovation work would be done by ward and carried out in the following order by ward: 4, 1, 2, 5, 6, 3. The project is expected to take five years, with wards 4 and 1 being done the first year and one ward per year done for the next four years.

The Board will continue its discussion of the hallway renovation project at its September meeting. At that point the Board will review proposals to change the choice of paint colors for the exterior doors, will consider options for an electronic entry system and new intercoms, and will discuss the replacement of hallway windows.

—*Guy Land*

## Activities Around the Grounds

### Fairlington 30-somethings

Meet your neighbors at an end of summer happy hour at 7 p.m. on Wednesday, Sept. 21 at Vermillion in Old Town (1120 King Street, Alexandria). Then we'll meet at 7 p.m. on Oct. 19 at Carlyle in Shirlington. Happy hours are the third Wednesday of every month. Everyone (singles and couples) is welcome! Other events, such as kickball and a wine tasting, are being planned. If you're interested in the group, but can't attend the happy hour, we can add you to our email list! Contact Jennifer Sledge at [jennsledge@aol.com](mailto:jennsledge@aol.com) or Natalie Halpern at [nataliehalpern@yahoo.com](mailto:nataliehalpern@yahoo.com).

### Tennis News

Once again, we will be doing "An Evening at the US Open" tennis party and cookout on Sunday, Sept. 11, starting at 4 p.m. After tennis and dinner, we will watch the US Open Finals. This is a free event and you don't have to be a player to join us.

Fall is tournament time and new players and old are encouraged to participate. Depending on the number of players who sign up, we will have brackets for beginners and more experienced players. Sue Geibel and Lin Kolb are reprising the successful and fun North-South tournament. Players from both sides of Fairlington will compete in a variety of matches and return to talk about it over dinner on Saturday evening. (North won last time!) Contact Peggy Bultman, 703-998-7305, to sign up. Tentative dates are: September 17 - 18 Women's Doubles, Sept. 24 - 25 North-South Tournament, October 1 - 2 Men's Singles or Doubles.

### Ready to Serve



PHOTO BY GUY LAND

New resident D'Ann Tatsch prepares to serve in her first Mimosa Open August 7. Several dozen tennis players braved this year's heat and humidity for the annual event at the main tennis courts.

Congratulations to the North Fairlington Women's Team for winning their Northern Virginia Condo League Bracket this year. Thanks to Terri Humphrey for captaining the team through a successful and enjoyable season.

Correction: The correct phone number to call Jim Hackett for tennis lessons is 703-203-2927. Our apologies for the error in the last newsletter.

### Doggie Dip at Pool 5

Back by popular demand, we're going to hold our 5th annual Doggie Dip at Pool 5 on Sunday, Sept. 25 from 5-7 p.m. It's the last night of swimming before Pool 5 is closed and prepared for the winter.

People will not be allowed in the water with their pooches or after the dogs swim due to health codes. 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 with their dogs.

So, if your dog likes the water and can behave around lots of other dogs, bring him/her by for a swim. Stop by, even if you're not a dog owner; we guarantee you'll enjoy this swimming spectacle. If you're interested in helping plan this event, stop by the community center for the Activities Committee meeting on Sept. 8 at 7 p.m., or send an email to [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

### Games Night September 25

Join us for Bridge, Poker, Black Jack, Hearts, and Scrabble or bring your own game to our monthly Games Night from 7-9 p.m. on Sept. 25 at the Community Center. Sunday night TV isn't so hot, so come on out and finish your weekend with some fun before getting back to the Monday grind.

### North Fairlington Fall Yard Sale

Come join your neighbors for the fall yard sale on Saturday, Oct. 1 (rain date on the 2nd). You can either shop 'til you drop or sell your own goodies. The cost to sell is a flat \$10 fee. The yard sale is from 8-1 in the parking lot of the community center. We had over 50 sellers at our Spring yard sale and are looking forward to the same if not more at this one. It is a good way to spend a beautiful fall Saturday and of course your money too. It also has proven to be a great way to meet people. See you on October 1st.

### North Fairlington Halloween Bash

Come all you scary ghosts and goblins to the First Fairlington Halloween Bash on Monday, Oct. 31 from 5-7 p.m. at the North Fairlington Community Center. We plan to have pizza, treats, and maybe some tricks. We think it will be a great opportunity for parents and kids to meet up, eat some dinner, and then head out into the neighborhood for trick-or-treating.

We're still working out the details of this event and would love your help and ideas! Email us at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

## Manager's Corner

Bill Reynolds



### Parking Lot Repairs & Sealcoating:

We will be crack sealing and seal coating the following parking lots in early to mid-September (11,18, 19, 26, 34, 36, 41,54, 56 and 60). Please be aware that this work will be taking place during the 2nd or 3rd full weeks in September. Since this work will require the closing of some lots, notices will be provided in advance of those closings. **It will be necessary for you to remove your car from the lot by 7:30 AM on the date your lot is scheduled for sealcoating. Vehicles not removed will be towed.** If you will be away from the property for an extended period time in mid-September and don't receive a notice before you are ready to leave, please call the office for the schedule for the parking lot in your area.

**Painting (Ward VI)** - Palmer Brothers Painting is currently painting the wooden trim on the building, the handrails and metal grates in Ward VI (they are not painting any of the balconies). Notices will be distributed to you prior to any work beginning on your building.

**Trees - Pruning, Removal and Replacement** - One of Fairlington Villages most valuable assets is its trees. Unfortunately trees, like us humans, are subject to disease, failing limbs and a limited life span. One of the more prominent trees on the property has succumbed to Dutch elm disease. The large stately elm at the corner of S 28th and S Columbus Streets has been removed to keep it from spreading the disease and to prevent it from becoming a hazard. At the September meeting the Board will consider what type of tree(s) and possibly other plantings will be installed to replace this elm.

Beginning in September, we will be continuing our annual program of tree maintenance, wherein we prune a number of trees that are overgrowing roofs or have dead or dying limbs. This program also includes the removal of those trees that have been identified in severe decline or those that present a potential safety hazard.

Those trees identified for removal will be marked with a colored ribbon prior to removal. In accordance with the Board's policy every tree removed is replaced with another tree, although the replacement tree may be planted in a different location on the property.

**Volunteer Trees in Back Yards:** "Volunteer" trees (those that nature plants for you) may show up in your backyard. Many of these "volunteers" grow rapidly and quickly become a problem. Since nature doesn't make any distinction between the middle of the yard and an area next to the fence or the foundation, the tree could cause damage to the property. Further, the Association only permits the planting of "ornamental trees and shrubs" that are on the approved planting list (if you

## 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
Miguel Galvez	Maintenance Manager
Trish Lall	Assistant General Manager
Mayea Henderson	Resident Services Coordinator
Gregory Dove	Receptionist

### Emergency

After Hours Emergency: 703-600-6000

### Patrol Service

To contact security duty officer, call 703-930-7282.  
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.

are interested please visit our website at <http://www.fairlingtonvillages.com> or stop by the office for a copy of the list).

Since it is unlikely that any "volunteer" trees are on the approved planting list, please maintain your yard by removing any "volunteers", regardless of size before they create a nuisance or result in a rules violation notice. Please be reminded that debris from trees may be placed at the curb for removal by the trash contractor if they are placed into bundles that weigh no more than 20 pounds and are no longer than 2 ½ feet in length, otherwise you are responsible for their disposal.

**Burned out lights, beeping smoke detectors, broken shutters** all occur with some frequency. If you observe any of these or other maintenance problems please call them into the office so that we can see to their repair. The maintenance staff is here to provide repair services and make an effort to note these items themselves however we are not in every building everyday, so your report will result in a more timely response to the problem.

The News is published by  
Fairlington Villages,  
A Condominium Association

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Carmel Cassidy 703-379-1610  
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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 September 7

The following is the preliminary agenda of the September 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 – Aug. 3
- V. Old Business
  - A. Apartment Hallway Renovation – Design & Scope
- VI. New Business
  - A. Trash Violation – 2966 S Columbus St., B1
  - B. Variance Request – 4807 S 27th Rd. (New Fence Installation)
  - C. Variance Request – 2901 S Buchanan St. (Kitchen Vent)
  - D. Variance Request – 2868 S Abingdon St., C2 (Staircase Installation)
  - E. Variance Request – 4900 S 28th St. (Unit Walls Modifications)
  - F. Rules Violation – 2966 S Columbus St., A1
  - G. Handicapped Parking Request – 2901 S Columbus St.
  - H. Request for Reimbursement – 2919 S Buchanan St., A1
  - I. Community Activities Calendar
  - J. Fall Volunteer Planting Bulbs
  - K. Tree Pruning/Removals/Replacements
  - L. Plantings – Columbus/29th Streets
  - M. Drainage and Erosion Repairs
  - N. Community Center Bed Renovation
  - O. Tennis Court Repairs
  - P. Brick/Step Repairs
  - Q. Operating Reserve Allocation
  - R. FY 2005 Excess Income Allocation
  - S. Employee Retirement Plan
  - T. Amtek Staff Agreement
  - U. Management Contract Renewal
- 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 – Oct. 5
- XI. 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.

**Calling all bargain hunters for our annual  
Fall Yard Sale, Saturday, October 1**

## Board Notes

The Board held its regular meeting on August 3, 2005. The following are highlights.

### New Business

**A. Trash Violation - 2943 S. Dinwiddie Street:** Mr. Burke moved to waive a \$50 trash charge and a \$25 late fee. Failed 1-8.

**B. Variance Request - 4600 S. 31st Road - Shed in Back Yard:** Ms. Loudenslager moved to approve the variance request to permit a shed in the back yard of the unit that exceeds the height of the fence. Failed 0-9.

**C. Variance Request - 2802 S. Abingdon Street - Living Room Wall Modification:** Ms. Loudenslager moved to approve the variance request to remove a 58" section of wall between the living room and hallway in accordance with the specifications set forth in the attached engineer's statement and variance request. Passed 9-0.

**D. Variance Request - 4822 S. 28th Street - Spotlight on Building Exterior:** Ms. Loudenslager moved to approve the variance request to permit a spot light on the rear exterior of the building in accordance with the variance request. Failed 0-9.

**E. Variance Request - 4904 S. 29th Road, A1 - Relocation of Kitchen Vent:** Ms. Loudenslager moved to approve the variance request to relocate the kitchen vent on the exterior of the building, in accordance with the specifications described in the attached variance request, with the understanding that the existing kitchen vent hole will be patched with matching bricks and mortar, that the new vent hole be cut, not chiseled, and that the existing vent cover will be used for the new opening. Passed 9-0.

**F. Request for Reimbursement - 2852 S. Buchanan Street, A2:** Mr. Lowe moved to approve the request for the reimbursement of the \$95 towing charge as described in the attached request. Failed 0-9.

**G. Handicapped Parking Request - 3034 S. Buchanan Street:** Ms. Cassidy moved to authorize the designation of a handicapped parking space in Parking Lot #1 in accordance with the request from a resident. Passed 9-0.

**H. Grounds Modification Request - 2748 S. Buchanan Street:** Mr. Burke moved to approve the Grounds Modification Request to permit the placement of stepping stones across the common area flowerbed located in front of 2750 S. Buchanan Street in accordance with the specifications outlined in the attached request; with the understanding that once approved, the Association is responsible for the maintenance of the stepping stones. Failed 0-9.

**I. FY 2006 Budget:** Ms. Cassidy moved to approve the FY 2006 Budget, as presented and amended, which results in a 4.96% increase in condo fees. Passed, 9-0, roll call. Yes: Mr. Burke, Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Mr. Lowe, Ms. Placek, Mr. Straub, Ms. Wolfe.

**J. Apartment Hallway Renovation - Design & Scope:** Ms. Placek moved to approve Design Scheme 2 for the renovation of the 173 multi-unit (apartment style) building hallways over a five-year period to commence in FY 2006, per an attachment to the resolution. Tabled until September, 6-3.

During debate on the resolution, the Board conducted a work session and took the following actions:

Selected Design Scheme 2, as recommended by the ad hoc hallway committee. Passed, 6-3, roll call. Design Scheme 1: Mr. Burke, Mr. Lowe, Mr. Straub. Design Scheme 2: Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Ms. Placek, Ms. Wolfe.

By consensus separately agreed to each of the following committee recommendations: carpeting of halls, landings and stairways; vinyl wallcovering; vinyl molding and chair rails; paint for trim, unit & entry doors, paneled & masonry walls and ceilings; front door replacement hinges, door knobs with back plate, interior and exterior kick plates; built-in door stops for exterior doors; replacement fire extinguishers; and message boxes above mailboxes.

By consensus agreed that the five-year schedule for the work would be

by ward, in the following order: 4, 1, 2, 5, 6, 3.

By show of hands, approved the following committee recommendations: entry area floor tile and walk off mats (approved, 8-1); lighting fixtures (approved, 7-2); and new brass thresholds at unit doors (approved, 7-0-2);

The Board deferred action on several items until the September meeting, including exterior door colors, rehangng of inward opening doors, and other items listed.

**K. Tree Removal - 2901 S. Columbus Street:** Mr. Burke moved to authorize a contract with Lancaster Landscapes, Inc., for the removal of the Elm tree at 2901 S. Columbus Street at a cost of \$2,600 plus tax. Passed 8-0.

**L. Parking Lot Repairs & Seal Coating:** Ms. Cassidy moved to authorize a contract with Dominion Paving & Sealing to seal cracks, seal coat and stripe the twenty lots, as specified in the attached RFP, at a cost of \$9,050. Passed 9-0.

**M. Tennis Court Fence Painting:** Ms. Cassidy moved to authorize a contract with Middledorf Painting to paint the fences of Tennis Court's 6, 13 and 14 at a cost of \$10,298. Passed 9-0.

**N. Volunteer Appreciation Event:** Ms. Kish moved to approve \$1,200 for a Volunteer Appreciation Event at the Community Center on Friday, Sept. 9, from 6-9 p.m. Passed 9-0.



PHOTO BY GUY LAND

A Lancaster Landscapes employee saws limbs of the large old elm at the intersection of Columbus and 29th Street. The tree had Dutch elm disease.

**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>	2	3
4	5 Labor Day Management Office Closed	6	7 Board Meeting 7 pm	8 Activities Committee 7 pm	9 Volunteer Appreciation Event 6:30 pm	10
11 An Evening at the US Open - 4 pm	12 Pool Committee (tentative) - 7 pm	13 FCA Meeting - S Fairlington CC - 7:30pm Tennis Committee - 7 pm	14 Communications Committee - 7 pm	15 Variance Committee 7 pm	16 Tennis Party - 7 pm	17 Tennis Tournaments
18 Tennis Tournaments	19 B & G Committee 7 pm	20 Parking, Security & Traffic Committee 7 pm	21 Technology Committee - 7 pm	22 Fairlington Historical Society - 6:30 pm	23	24 Tennis Tournaments
25 Doggie Dip Event, Pool #5 - 5 pm Tennis Tournaments Games Night - 7 pm	26	27 Apartment Hallway Committee - 7 pm	28	29	30	1 <i>October</i> Fall Yard Sale
2 Tennis Tournaments Rain Date, Fall Yard Sale	3 Pool Committee	4	5 Board Meeting 7 pm	6	7 Voices of History FHS - 6:30 pm	8

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



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