



North Fairlington News

Historic Fairlington Villages

JUNE 2006 VOL. 28, No. 6

WWW.FAIRLINGTONVILLAGES.COM

Budget Development for FY07 Gets Underway

Work has begun on crafting the FY07 condo budget, with the Board expecting increases in a number of expenses over which it has little control. The fiscal year begins October 1.

The Association's insurance carrier, Acordia, has predicted that insurance premiums will likely rise about 25 percent, which would add roughly \$60,000 to the budget. A one-percent increase in the condo fee would yield \$50,000.

Insurance rates generally have jumped nationwide because of storm-related losses incurred by many carriers last year, and Fairlington's own claim history, which includes a major fire in a unit in December, will also likely lead to a premium increase.

The Board will be considering the renewal of the insurance policy at the July Board meeting. One option under consideration is to increase the deductible. The Association's deductible is currently \$5,000. For certain types of damages, homeowners are responsible for paying the deductible.

In addition to increased insurance costs, the budget is expected to include a boost in the contribution to reserves, reflecting the recommendation in last year's reserve study that reserve contributions be increased by 10 percent a year for three years.

We are currently contributing \$1.54 million to reserves, so the reserve study recommendation would see an increase of \$154,000 in the

amount set aside for reserves. That translates into a condo fee increase of roughly three percent.

Reserves are amounts set aside for future repair and replacement of major physical assets, such as roofs, balconies, hallways, parking lots, pools, and patio fences.

Under the budget preparation schedule outlined by Treasurer Carmel Cassidy, committees and Board members are to submit their suggestions by early July. Homeowners are encouraged to offer their thoughts at any time by contacting the office or a member of the Board.

A draft budget will be approved at
continued on page 2

Community Center to Serve As Arlington Polling Place

The North Fairlington Community Center will become a temporary polling place while the South Fairlington Center is being renovated, under an agreement with Arlington County that the condo Board approved last month.

While North Fairlington residents vote at Abingdon School, residents of South Fairlington normally vote at the county-owned South Fairlington Community Center. Major renovation of the center is expected to begin in August and is projected to be completed by early 2008.

Under the arrangement with Arlington, the County will provide improved handicapped access to our community center, including a curb cut in front of the building, a permanent handicap ramp at the rear entrance, and leveling of the sidewalk in several places. The County will use funds from the Help America Vote Act to pay for those. The result will be better access to the community center for all of our regular condo activities.

In addition, the County will pay North Fairlington a modest fee for custodial services and staff time associated
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Yard Sale Refreshments



PHOTO BY GUY LAND

Jackie Bolt, Jen Butler, and Lillian Blome entice yard sale participants with a table full of tasty bake sale goodies.

Board Adopts Standard Variance for Vines in Patios

The Board has approved a standard variance for vines. This policy is designed to help prevent vine-related damage to fences, balconies and building structures as well as limit the intrusion into common areas, while permitting homeowners to enjoy certain types of vines in their patios.

The policy was developed by the Buildings and Grounds Committee.

Under the new policy, residents may plant vines in their patios so long as they meet the follow conditions:

- Vines must be kept neat and trim.
- A trellis must provide for their support.
- Vines may cascade over a fence but must not be permitted to attach to fences, buildings, or walls.
- Vines must not be allowed to overflow or creep into the common area or a neighbor's patio without the

neighbor's permission.

English ivy and wisteria are two vines that are not appropriate for our patios because they can easily become invasive or grow out of control.

It is the resident's responsibility to maintain the vines properly. The repair of any damage caused by a vine is the responsibility of the homeowner. Residents must follow the conditions on page 23 of the Resident Handbook for maintaining vines.

Types of vines that may be grown appropriately on patios include Black-Eyed Susan vine, Carolina Yellow Jessamine, clematis, climbing hydrangea, morning glory, moon flower vine, native honeysuckle, sweet potato vine.

For more information please contact the Buildings and Grounds Committee.

Tot Lot Group Examines Options For Fairlington Playground Equipment

Spiral slides or wavy slides? Ladders or climbing walls? There are so many options to consider. That's why members of the Tot Lot Working Group plan to spend most of the late spring and early summer reviewing and refining the proposals from the playground equipment vendors as well as doing some site visits to get some firsthand experience with the playground equipment.

At this time, the group has narrowed down the location for the tot lot—near the existing tot lot—and will begin working with Management to discuss landscaping options, and fencing and gating issues.

The working group plans to present its recommendation to the board for their August meeting.

— *Janis Johnston*

Pool Committee Gets Swimming

The pools are open and the Pool Committee has some great strokes planned for this summer. We're planning parties at the pools or in the pools to get you out to your neighborhood pool. Pool #1 is expected to undergo "plastic surgery" prior to the 2007 pool season so that calls for a "Blow Out Party" in its honor! Look for updates here and at the pools.

Monitoring the performance of the lifeguards and the pools in general is another focus of the committee. The

committee will offer recommendations to the Board later this year when our current pool contract comes to an end.

We hope we can count on the community to make us aware of any great ideas you may have or problems you may have encountered. If you are interested in participating on the Pool Committee please don't hesitate to come to a meeting or email us an idea at pools@fairlingtonvillages.com!

— *Meredith Nelson*

Committee Leaders Tackle Year's Work

Board President Guy Land has named Chairs and Board Liaisons for the current Board year. The assignments generally represent a continuation of last year's responsibilities. "Things have generally been functioning smoothly," Land said, "so I saw no need for wholesale changes."

Participation on the committees is open to all residents, both owners and renters. Please contact the office if you have an hour or two a month to help make Fairlington a better place to live.

Committee chairs for the current year are as follows:

- David Rose, Buildings and Grounds
- Tracy Darroch and Jennifer Butler, Community Activities
- Meredith Nelson, Pools
- Peggy Bultman, Tennis
- Jerry Kraus, Variances
- Glenda Taylor and Gorden Shelp, Ad Hoc Hallway Renovation
- Sarah Kish, Ad Hoc Technology
- Claudia Wolfe and Lee Quinn, Ad Hoc King Street Improvements
- Janis Johnston, Tot Lot Working Group
- Sheila Hamel, Recycling Task Force

Growing Your Garden



PHOTO BY GUY LAND

B&G Committee member Jim Ostroff chats with Virginia Extension expert Dr. Monica Lear prior to this spring's seminar on growing plants in Fairlington.

The Recycling Bin

Fairlington Meets Alexandria Ordinance



North Fairlington became the first multifamily property or business to complete its Recycling Implementation Plan Form under the new recycling ordinance adopted by the City of Alexandria earlier this year. The condo's plan has officially been approved and will remain in effect through December 2008.

Board President Guy Land and General Manager Bill Reynolds participated in the Recycling Advisory Committee that made recommendations to the Alexandria City Council for the new recycling policy.

King Street Survey Responses Sought

Ward 6 residents are encouraged to respond to a recent survey seeking their thoughts on improvements along the King Street boundary. The survey asks residents to indicate their priorities among the following topics: appearance, erosion, lighting, noise, privacy, security, and vermin/rodents.

While the survey was distributed in Ward 6, all residents may participate online. Just go the condo website, www.fairlingtonvillages.com, and click on surveys.

FY07 Budget

Continued from page 1

the Board's July 5 meeting and then mailed to all homeowners for discussion at the Homeowner Forum on July 19. Comments offered at the Homeowner Forum will be discussed at the August Board meeting, when the Board will adopt the final budget.

— Guy Land

Historical Society Honors



PHOTO BY GUY LAND

The Fairlington Historical Society recently honored two retiring Board members, seated, Sandy Hodapp and Ruth Kerns. Board officers, from left, Cindy Kunz, Patty Clark, and Terry Placek, led the tribute.

Letters to the Editor

Dear Fairlington Villages:

Thank you for allowing your community center to be used as a polling place for citizens living in South Fairlington during the renovations at the community center there. The renovations at the County building will start in October of this year and hopefully finish in time for the 2007 elections. I believe all of us in Fairlington will benefit when the County project finishes.

I also appreciate your interest in making your community center more accessible for those with disabilities. The partnership allows the County to fund these improvements. Like the 4th of July parade you sponsor, it is another example of your association providing a great service for the entire Fairlington Neighborhood. Thanks again.

— Paul Ferguson
Vice-Chairman
Arlington County Board

Dear Editor:

I am writing this letter to tell my story and alert others to the quality of work I recently experienced by one of the workers on the staff of the Fairlington Villages management.

In January the management had to repair one of the main sewer pipes in my building and to access it, they had to open one of the walls in my bathroom. They agreed to repair and refinish the walls in the bathroom after the work was done. This entailed stripping the wallpaper, and priming and repainting the wall with paint that I supplied. The worker that was sent to do this job left a mess, did not use a drop cloth, tracked the whole first floor and did such a poor job that I later had to refinish large portions of the walls myself.

I believe it is a shame that the worker in question still remains on the maintenance staff. Who is in control here, the citizens of North Fairlington, or the inept group of management staff that is theoretically looking after our interests?

— Roberta Culver

Management's Response: The Fairlington Villages staff makes repairs inside individual units almost daily. With few exceptions residents are satisfied with the quality of the repairs and in most cases are pleased with the results of the repair.

In those rare cases where there is some dissatisfaction or concern regarding the actions of the staff member, and the resident brings the matter to our attention we work with them to resolve the problem. We also counsel the staff member in an effort to ensure that the same problem doesn't happen with another resident.

Whenever a problem occurs inside any unit, the repair of which is the Association's responsibility, our goal is to restore the unit to its original or better condition in a professional and timely manner. Anytime we fail to meet that goal we appreciate knowing it, so we can continue to improve our service.

Activities Around the Grounds

Margarita Party June 10

North Fairlington will celebrate the opening of the pools with its annual Margarita Party on June 10 from 6 to 9 p.m. at Pool 3 (west of 29th Street between Abingdon and Buchanan). If the weather is uncooperative, we'll move the party inside the community center.

There will be fun music, and tasty margaritas, so come join us to celebrate the start of the summer season. If you're interested in helping us plan the event, email the Activities Committee at activities@fairlingtonvillages.com.

Help Needed for a 'Fairlington Homecoming'

Many people who attended the January 2006 reception for Fairlington's 'Original Owners,' and many more who couldn't be there, have asked if this event will be repeated and whether it could include newer neighbors and residents as well. The answer is 'yes.'

On October 20, 2006 the Fairlington Historical Society will host the first Fairlington Homecoming to welcome anyone and everyone who has called Fairlington "home."

If you are interested in working on the homecoming committee, we need your help. We are looking for current, as well as former, residents to help plan the outreach and program. Please be in touch via the website (www.fairlingtonhistoricalsociety.org) or at P.O. Box 16095, Alexandria, Virginia 22302.

Fourth of July Parade

Celebrate Independence Day with your neighbors at our 7th Annual July 4th Parade. Decorate your strollers, wagons, trikes, bikes, scooters, dogs, cats, even yourselves in red, white, and blue and meet your neighbors at the Fairlington Firehouse at 9:45 a.m. We'll march up South Abingdon Street to the North Fairlington Community Center's parking lot. If marching is not your style, we'll need lots of spectators to cheer along the sidelines.

Watch for more details in next

month's newsletter.

Book Group June 27

The North Fairlington Book Group will meet on Tuesday, June 27 at 7:30 p.m. in the community center to discuss *In the Company of the Courtesan* by Sarah Dunant. We will explore the fictional life of a courtesan and her dwarf companion as they experience the sacking of Rome in 1527 and travel to Venice in Renaissance Italy.

The book for the July 25 meeting is *My Sister's Keeper* by Jodi Picoult. During the June meeting, the group will pick future book selections. For more information, contact Kavita Kalsy at kkalsy@hotmail.com.

Games Night June 25

It's time to for some lazy, hazy, crazy summertime fun. 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 Sunday, June 25 at our community center on Abingdon St.

Pet Happy Hour Thank You

Many Fairlington pets and their parents enjoyed a lovely evening at the second "You Ain't Nothin' But a Hound Dog" Happy Hour in April. Special thanks to the Community Activities Committee and Jackie Bolt, Ned Overton, Andy Raab, Wanda Edwards, Kathy Scheibelhoffer, Tracy Darroch, Stan Darroch, Tessie Darroch, Stockton Butler and Jennifer Butler for your help making the Happy Hour a success.

Yard Sale Thank You

The 2006 Spring Yard Sale was a great success! On a gorgeous day, dozens of Fairlington residents were able to sell some of their "junk", while others bought new treasures. And everyone was able to enjoy some of the yummy baked treats and hot dogs at the bake sale.

Those who came early picked up some great bargains on top-quality plants, provided by the Buildings and Grounds Committee. Because of the

terrific prices, all the plants were sold by 9 a.m.

Special thanks to the Community Activities Committee and Wanda Edwards, Kathy Scheibelhoffer, Andy Raab, Jackie Bolt, Kevin Roughgarden, Victoria Edmonds, Arline Kerrigan, Lillian Blome, and Stockton and Jennifer Butler for your help making the Yard Sale and the bake sale a success.

B&G Committee plant vendors included David Rose, Sharon Bisdee, James York, Chris Dionigi, Tim Koczanski, Tom Burke, Jim Ostroff, Mike Natrella, and Stuart Stone.

Stay tuned for the Fall Yard Sale in October!

30-Somethings

Meet your Fairlington neighbors at the monthly 30-Somethings happy hour at 7 p.m. on Wednesday, June 21 at Carlyle in Shirlington Village. The group will meet again on July 19 at 7 p.m. at Del Merei Grille in Del Ray. Happy hours are the third Wednesday of every month. Everyone (singles and couples) is welcome.

Other events are being planned. If you're interested in the group, but can't attend the happy hour, we can add you to the email list. Contact Jennifer Sledge at jennsledge@aol.com and Natalie Halpern at nataliehalpern@yahoo.com.

Come Get Your Plants



PHOTO BY GUY LAND

B&G Committee Chair David Rose brings out a new tray of plants at the May 6 yard sale. The plants sold out in less than an hour.

Manager's Corner

Bill Reynolds



Painting (Wards 2 and 3) – Middledorf Painting is finishing the painting in Ward II, including the painting of unit doors and portions of the balconies. Palmer Brothers Painting is currently painting in Ward III and will be continuing through July. Notices will be distributed to you prior to any work beginning on your building. Please note that if the painters dis-

cover rotten wood, it will be marked with blue tape for future replacement.

Work Orders – When you call the office for service a work order is written for that service. At that time it is important to provide as much information and as accurate a description of the problem as possible. For example it is better to tell us that the apartment building door “doesn’t close by itself” than to say that “the door closer needs to be adjusted”.

Unless the matter is **Urgent** (a water leak or other problem that if left unattended would cause damage to property or likely lead to injury) or **High** (such as lights out in a hallway or a smoke detector battery beeping) the work order is handled as a **Normal** request. This means that the ticket should be addressed **within ten days** (our goal is much quicker).

If we have your e-mail address you will receive a notice that the work order has been entered into the system. Once the work order has been completed you should receive a pink copy which will tell you what was done and when. Normally the **pink** copy will be left on the day the work order is completed. However, there are times when the ticket will be left at your unit a short time later, such as when the work is completed by an outside contractor.

Along with the pink copy you should also receive a yellow doorknob hangtag, which will give you an opportunity to provide us with feedback. Please let us know if you have any comments or suggestions. Again, if we have your e-mail address you will receive a notice that the work order has been completed and what was done.

Watering of Common Areas: No one knows what kind of weather the summer holds in store for us. While we encourage and appreciate your efforts to help us water the Association’s grass and plants there are a couple of cautions: (1) please do not leave soaker hoses or sprinklers on overnight or for long periods of time (basements have been flooded by well meaning residents) and (2) please do not stretch the hoses over a walk area so that they become a tripping hazard.

Hoses and sprinklers are available at the management office for your use on the common areas if you are willing to help with the common element watering.

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
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.

Enjoying the Sale



PHOTO BY GUY LAND

Stacy Lewis (center) and Arline Kerrigan join one of Fairlington’s youngest shoppers in taking a break from the rigors of bargain hunting at the yard sale.

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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.

**Visit us on the web at
www.FairlingtonVillages.com**

Board Meeting Agenda June 7

The following is the preliminary agenda of the June 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 – May 3, 2006
- V. Old Business
- VI. New Business
 - A. Trash Violation – 3080 S Abingdon Street, C1
 - B. Variance Request – 4900 S 28th St. (Exterior Vent)
 - C. Variance Request – 4878 S 28th St., C1 (Finish Attic Space)
 - D. Lighting Request – 4910 to 4912 S 28th St.
 - E. Lighting Request – 4821 to 4823 and 4811 to 4813 S 29th St.
 - F. Landscape Repairs – 2938 to 2946 S Dinwiddie St.
 - G. Parking Policy Waiver – 4819 S 29th St.
 - H. Hallway Renovation Contract
 - I. Balcony Survey Contract
 - J. Balcony Post Repairs
 - K. Community Center Furniture Reupholstering
- VII. Management Action Items
- VIII. Reports
 1. Officers (President and Secretary)
 2. Treasurer
 3. Committees
 4. Management Financial
 5. Management Administrative
 6. Maintenance
- IX. Establishment of Next Board Meeting – July 5, 2006
- X. Executive Session
- 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.

Tennis Activities Get into Full Swing

The Main Tennis Courts, Courts 1-5, as well as Courts 6, 10 and 13 have all been repaired, so it should be a great year for tennis. The Main Courts were painted blue with a green border and the side courts were repainted in the existing green/brick color scheme.

Free Tennis Clinics will be offered by Nat Pitts on Saturday mornings at 10 a.m. beginning June 10. The clinics will be conducted on Court 5 of the Main Courts and are designed for beginners.

Our next Friday night tennis party is on June 16 at 7 p.m. at the Main Courts. The annual Breakfast at Wimbledon will be held on July 9 at 9 a.m. in the community center. This is a non-playing event for people who would enjoy watching the Wimbledon finals. Light refreshments will be served.

The Main Tennis Courts have also been reserved for the Women's Team Home matches on the following Tuesdays: May 30, June 13, June 20, and June 27 as a rain date.

Board Notes

The Board held its regular meeting on May 3, 2006. The following are highlights.

Old Business

A. Tot Lot Proposal: Ms. Kish moved to adopt the plan to remove the current Tot Lot to build two new Tot Lots near Pools 4 and 5, and to obtain competitive bids for the removal and site preparation recommended by the Community Activities Committee. Tabled until the August meeting, 8-0.

New Business

A. Trash Violation - 2829 S. Columbus St.: Ms. Cassidy moved to approve the assessment of a \$50 trash charge. Failed 0-8.

B. Trash Violation - 3057 S. Buchanan St., C2: Mr. Burke moved to approve the assessment of a \$50 trash charge. Passed 8-0.

C. Trash Violation - 4819 S. 27th Rd.: Ms. Cassidy moved to approve the assessment of a \$50 trash charge. Failed 1-7.

D. Variance Request - 2820 S. Abingdon St., C2 - Kitchen Wall Modification: Ms. Wolfe moved to approve a variance request to enlarge the opening in the section of wall between the kitchen and dining room. Passed 8-0.

E. Variance Request - 4652 S. 31st St. - Kitchen Walls Modification: Ms. Wolfe moved to approve a variance to remove the section of wall between the kitchen and dining room and modify the wall between the kitchen and living room to create a "pocket" wall. Further, approval is subject to a re-inspection by the engineer once the wall between the kitchen and living room has been exposed. If it is then determined that the wall is load-bearing then the appropriate structural modification will be completed to restore the wall structure. Passed 8-0.

F. Rules Violation - 3060 S. Woodrow St.: Mr. Lowe moved to approve the assessment of a \$50 rules violation charge and authorize a \$10 per day charge for any continuing violations of a similar nature; and to contract for the removal of paint from the sidewalk, at the homeowner's expense. Passed 8-0.

G. Balcony Post Repairs: By unanimous consent, the Board withdrew this matter from consideration and placed it on the June agenda.

H. Standard Variance for Vines: Mr. Burke moved to approve the Standard Variance for Vines policy, as recommended by the Building & Grounds Committee and attached to the resolution. Passed 8-0.

I. Community Center Commercial Rental Policy: Mr. Lowe moved to approve a Commercial Rental Policy, effective immediately, for the Community Center building located at 3005 S. Abingdon Street. Tabled until the August meeting, 5-3.

J. Trash Removal Contract: Ms. Placek moved to approve renewing the trash removal contract with Capitol Services for three years in

accordance with an attached memo and proposal. Passed 8-0.

K. Community Center Awning: Ms. Placek moved to contract with Washington Canopies, Inc., for the replacement of the rear patio canopy awning at a cost of \$8,900. Passed 8-0.

L. Arlington County Use of Community Center: Mr. Lowe moved to authorize the use of the Fairlington Villages Community Center by Arlington County Electoral Board as a polling place during the time that the County's Fairlington Center is undergoing renovation, under the general conditions outlined in an April 11, 2006 letter from Linda Lindberg, Arlington County General Registrar, to President Guy Land. Passed 8-0.

Polling place

Continued from page 1

with the use of the center as a polling place.

The County approached North Fairlington because there is no other public or commercial facility within the Fairlington precinct's boundaries. According to Linda Lindberg, Arlington County General Registrar, both the County and Arlington Public Schools felt that adding another

precinct to the Abingdon School polling place "would be extremely stressful and confusing for both voters and school staff, as well as cause a great deal of congestion."

The arrangement with Arlington Electoral Board is the latest in a series of partnerships between Fairlington Villages and Arlington County.

Get 'Em Hot



PHOTO BY GUY LAND

Kevin Roughgarden and Stockton Butler grill up a fresh batch of "breakfast sausages" at the yard sale.

June Activities

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1 June	2	3
4	5 Activities Committee 7 pm	6 Tennis Committee 7 pm	7 Mom's Group 12:30 - 2:30 pm Board Meeting 7 pm	8	9	10 Margarita Party Pool #3 6-9 pm
11	12 Building & Grounds Committee - 7 pm	13 FCA Meeting S Fairlington CC 7:30 pm	14 Mom's Group 12:30 - 2:30 pm Communications Committee - 7 pm	15 Variance Committee 7 pm	16 Tennis Party 7 pm	17
18	19	20 Parking, Security & Traffic Committee 7 pm	21 Mom's Group 12:30 - 2:30 pm	22 Fairlington Historical Society 6:30 pm	23	24
25 Games Night - 7 pm	26	27 Book Group 7:30 pm <i>In the Company of a Courtesan</i>	28 Mom's Group 12:30 - 2:30 pm	29	30	1 July
2	3	4 Fourth of July Parade	5 Mom's Group 12:30 - 2:30 pm Board Meeting 7 pm	6 Tennis Committee 7 pm	7 FHS "Voices of Fairlington" 6:30 pm	8

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



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

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