



# North Fairlington

# News

Historic Fairlington Villages

FEBRUARY 2021

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[HTTPS://APP.TOWNSQ.IO/LOGIN](https://app.townsq.io/login)

## Three Directors to be Elected at Annual Meeting in March

### THREE OPEN POSITIONS

Three of the nine positions on the Board of Directors will be open for election at North Fairlington's Annual Meeting on March 31. Directors representing Wards II and IV and one At-Large position will be elected. The Ward II position currently held by Edward Stollof, the Ward IV position currently held by Andi Dies, and the At-Large position held by Larry Straub, will each be up for 3-year terms.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the entire community (three) and each ward (six).

and reside in the ward in which they are running, except for an At-Large seat. Candidacy petitions will be reviewed to confirm eligibility and certified by the Board at its Wednesday, Feb. 3 meeting.

### VIRTUAL ELECTION ON MARCH 31

The election is held at the Annual Meeting on

Wednesday, March 31, which will be conducted virtually from the community center.



Homeowners of record will receive detailed information, a ballot for director positions, and a proxy form at the end of the month. Owners will be able to vote their proxies online.

In next month's issue, we will provide details on the qualified candidates and review the procedures for voting.

### CANDIDACY CRITERIA

Candidacy paperwork was due Jan. 29. Candidates must own a unit in Fairlington Villages; be current with condo fee payments;



### Management Office Closed

Monday, February 15, Presidents' Day  
Trash will be picked up

## Board Meets with Premier Aquatics

Fairlington Villages' Board and Management, and the Association's counsel met with our Association's pool contractor, Premier Aquatics, on January 13 to discuss a successful opening of the pools for the 2021 season. Prior to the meeting, Board Members heard from several residents who shared their interest in having our pools open this summer, some of whom volunteered their time to work toward this goal.

Board Members shared their and Fairlington Villages owners' and tenants' expectations that the pools would be open and operating this summer with Premier Aquatics. Premier Aquatics reviewed its efforts to recruit both local and overseas lifeguards and discussed current international travel requirements.

Other topics discussed during

the meeting included the roles and responsibilities of Premier Aquatics and Association Management in ensuring a safe 2021 pool season; the number of lifeguards needed to open our pools; recommended cleaning and distancing protocols; contingencies should a lifeguard contract COVID; using a reservation system to secure a pool time;

*continued on page 7*

*Please see related "Executive Session Highlights" on page 7.*

## Avoid Parcel Larceny with These Tips

Now that the term “porch pirate” has entered our vocabulary, there are precautions we can take to help avoid theft of delivered packages.

Practice these tips:

- Track delivery progress
- Schedule packages for arrival when you will be home
- Do not let deliveries sit outside longer than necessary
- If you will be away from home for the day, have a friend accept deliveries

- Require a signature upon delivery
- Use alternative delivery sites such as lockers or in-store pickup
- Reschedule delivery or ask for a package hold if it will arrive while you will be on vacation.

If you are a victim of package theft in Arlington County, then you can file a crime report online at <https://police.arlingtonva.us/>

[online-police-reporting-system/](https://www.aalexandriava.gov/police/info/default.aspx?id=81594).

To report package theft in the City of Alexandria, you can complete a police report online at <https://www.aalexandriava.gov/police/info/default.aspx?id=81594>.

Save resources by going paperless. Sign up for email delivery today. Contact the management office for details.

## Our Landscape Choices Help the Monarch Butterfly

### WHAT IS HAPPENING?

As recently reported in *The New York Times*, scientists have estimated that monarch butterfly populations have declined by 75% since the 1990s, possibly higher in some regions. Their decline has been attributed to the loss of habitat as a result of development, the use of herbicides, and actions such as frequent mowing along roadsides. These actions have had

a major impact on the milkweed plant which monarchs need in order to lay eggs that produce successive generations and sustain their yearly migration.

The monarch is threatened with extinction and meets the criteria for protection under the Endangered Species Act. However, federal officials recently made a decision to not put the butterfly on the endangered species list.

### HOW CAN FAIRLINGTON HELP?

The short answer: we can plant milkweed. The only plant a monarch caterpillar can eat is milkweed. With the goal of expanding monarch habitat, Fairlington Villages’ Grounds Committee plans to have discussions in the spring as to where more milkweed can be planted in our neighborhood. Fairlington is a large community,

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PHOTO COURTESY OF LOCAL MASTER GARDENER MARY FREE



IMAGE © ILLINOIS DEPARTMENT OF NATURAL RESOURCES, SPRINGFIELD, ILLINOIS

The common milkweed flower will be used to create Monarch Waystations.

## Our Winter Weather Priorities



### CLEAR PRIORITIES

Our goal is to remove snow promptly, however we must prioritize our efforts. All factors related to a storm event are taken into consideration to determine whether snow removal begins before, during, or after precipitation ends. The types of removal activity and their timing vary depending upon the type of precipitation and the length of its duration. Our priorities, generally, are:

1. Clear streets so emergency vehicle can access the property.
2. Clear accessible areas of parking lots, building steps, and entrance walkways.
3. Clear snow from all other sidewalks.

### MIXED TREATMENTS

Sand and chemicals will be applied throughout the community as needed. Fairlington uses sodium chloride (Halite rock salt) to treat streets and magnesium chloride (ice melt) on sidewalks. Each storm requires its own unique mix of machine, chemical, and hand removal efforts. Management's goal is to remove and/or treat the streets and pedestrian areas as quickly as possible.

### PATIENCE, PLEASE!

During an average snowfall of 1-4 inches, it takes crews three hours to clear the streets and up to eight hours to clear and/or treat parking lots, sidewalks, steps, and porches. This work may be done throughout the night and/or early morning hours.

Your patience is appreciated, especially during heavy snows or in the event of sleet. It is our experience that heavy snowfalls require additional equipment and time for snow removal. Contingency plans include provisions to procure such equipment on short notice. Areas of parking lots that are accessible with motorized equipment will be cleared and/or treated.

### SHARE THE SHOVEL

Our crews do not clear occupied parking spaces or the areas around your vehicle. The management office maintains a limited number of snow shovels that residents may borrow if available. If you borrow a shovel, then please return it to the office as soon as you are finished with it so it can be available to the next resident.

## Clogged Pipes Cause Damage

The costs to the Association resulting from sewer backups caused by the improper use of toilets continue to mount. At the beginning of January, 15 units experienced unimaginable damage from backed up sewage with costs *in excess of \$50,000*. Imagine your unit's lower level flooded with what you and your immediate neighbors have put down the toilet returning in even greater magnitude! Assuming another \$30,000 of similar expenses and we will have spent the equivalent of 1% of the Association's annual budget. **That is the potential for a 1% condo fee increase for damage from sewer backups alone** as we enter only the second quarter of the fiscal year.

It is imperative that no "foreign" items be allowed into the drain lines. Only easily ground food should go into the kitchen disposal. Only human waste and a small amount of toilet paper may be safely disposed through the sewer lines in the bathrooms. We cannot emphasize this fact enough: if it is not human waste or toilet paper, then throw it in the trash.

Your toilet is not a liquid waste basket. Your kitchen garbage disposal does not have the power of a wood chipper. A sewer backup is entirely preventable. Think before you toss it down the drain and your neighbor should do the same.

## Maintaining Our Sewer Lines

To keep the sewer lines clear, please follow these precautions:

- **Do not dispose** of grease, artichoke leaves, coffee grounds, corn husks, egg shells, chicken bones, celery, rice, or foods that cannot be ground by the garbage disposal or will go through the disposal but later stick together and create a stoppage.
- **Do not flush** hygiene products such as tampons, sanitary napkins, adult diapers, or baby diapers.
- **Do not flush** any kind of wipes or paper towels, including those indicated as flushable or safe for plumbing: baby wipes, face wipes, disinfecting wipes, sanitary wipes, etc.
- **Do not flush** cleaning rags, painting rags, fabric softener sheets, cat litter, or dental floss.
- **Do not flush** any items not broken down by water.
- **Drains should be equipped** with a hair trap to prevent clogging.
- **Commercial drain cleaners** may be used. Snaking may be appropriate.

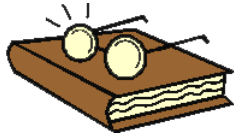


## Activities Around the Village

### Whet Your Appetite for Books on February 25

Please join us for the Fairlington Book Club virtual discussion on Thursday, Feb. 25, at 6:30 p.m. of *The Dinner List* by Rebecca Serle. GoodReads.com describes her latest novel as “delicious but never indulgent, sweet with just the right amount of bitter, *The Dinner List* is a romance for our times. Bon appetit.”

On Thursday, March 25, the Book Club will host a virtual discussion of *The Untethered Soul: The*



*Journey Beyond Yourself* by Michael Singer; the book was copublished with the Institute of Noetic Sciences and has become a #1 *New York Times* best-seller.

Please visit our “Fairlington Area Book Readers Group” Facebook page at <https://www.facebook.com/events/179571083430289/> for the latest details. You do not have to attend every discussion to participate. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Dive in to Help Our New Working Group

We are pleased to announce our newly formed Pool Season 2021 Working Group. If you are interested in joining, then please contact Board President Terry Placek via email at [placekterry11@gmail.com](mailto:placekterry11@gmail.com) or phone 703-671-7550.



## MONARCH

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creating additional “Monarch Waystations” (monarch habitats) can have a real impact. The committee will be looking for suggestions for suitable locations.

### DO WE HAVE MILKWEED ALREADY?

Currently, there is milkweed in several of our rain gardens and a new monarch garden will be planted in a common area behind

Abingdon Street. Plans are in place to include milkweed as part of a conservation landscaping project that will be done in Fairlington along King Street, near S. 28th Street.

Some of our residents have also planted milkweed in their own gardens. Thank you for helping our efforts!

### WHAT IS NEEDED TO GROW MILKWEED?

The answer is a sunny or mostly sunny location and a plant that is suited to our area. A native species is best; there are annual and perennial species. The two species likely to grow well in Fairlington are common milkweed (*Asclepias syriaca*) and swamp milkweed (*Asclepias incarnata*). As

the name implies, the swamp milkweed prefers a moderately moist or wet soil.

Butterflies may not notice a few milkweed plants but they tend to notice a larger grouping, numbering 10 plants or more. Keep in mind that other annuals and/or perennials can be planted in the same bed as the milkweed. Wash your hands thoroughly after handling milkweed plants because the sticky white sap contains a mild poison and can cause an allergic skin reaction; the bitter taste deters animals from eating it.

Please be certain to refer to the list of approved plants from our Grounds Committee.

### WHAT DOES MILKWEED LOOK LIKE?

Like other plants, milkweed will change with the seasons. Newly planted milkweed will take a few years to flower but a monarch will lay eggs on second-year plants such as the common milkweed. Once established, plants will have leaves in the spring, flowers in the summer, and seed pods in the fall.

*continued on page 7*



PHOTO BY MDC STAFF,

COURTESY MISSOURI DEPARTMENT OF CONSERVATION

A milkweed pod before it flowers.

# **Manager's Corner** Gregory Roby, General Manager, CMCA®, PCAM®



## **Out-of-Season Holiday Decorations**

As Jan. 15 has passed, any year-end holiday decorations displayed in accordance with the seasonal exception for a variance are no longer permitted. Decoration of the common areas of multiunit buildings or shared porches beyond the year-end season is permitted only with an

approved "Request for Decorating Common Areas Approval Form." There are exceptions for your unit door and floor mats provided there are no alterations or penetrations to the door, jamb, or other parts of the building. If you have any questions, then please refer to the Standard Policy for Decorating Limited-Common and Shared-Common Areas on our website.

## **Ensuring Proper Insurance Coverage**

Preparing your paperwork for the coming tax season is a great time to review the Association's master insurance policies to determine if you need to change the endorsements to your own HO-6 or HO-3 supplemental policies. Property Coverage under the master policy includes the unit interior walls, original floors, original fixtures, original permanently installed items in the kitchen and bath such as cabinets and counter tops, sinks, commodes, bathtubs, and showers, on a replacement cost basis.

The master policy does not cover any building upgrades by unit owners over the years, such as wallpaper, carpeting, flooring, cabinets, counter tops, or added built-ins. It also does not cover any of the unit owner's or renter's personal property. The policy is subject to a \$15,000 deductible and the unit owner may be responsible for that deductible under the Association's policy resolution on Insurance Claims-Deductible Responsibility.

Unit owners and those renting should have your own personal insurance policy to cover the following items that are not covered by the Association:

- **Your personal belongings:** furniture, clothing, computers and electronics, jewelry, etc.
- **Building alterations and improvements:** If you install new carpet, change your hardwood flooring, enhance your kitchen, or renovate your bathroom – any upgrade from the original construction as conveyed by the developer is your responsibility to insure.
- **Loss Assessment:** Historically, this coverage protected your responsibility to the condominium in the event of certain additional

## **Management Office**

### **Location**

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

### **Hours by Appointment**

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  
General Info Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com)

### **Staff**

Gregory Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator
Marcus Reed	Administrative Assistant

### **Emergency**

After Hours Emergency: **703-600-6000**

### **Patrol Service**


**To contact security duty officer, call 571-215-3876.**

If the patrol service does not answer, then the officer will receive a page. If you have not received a return call within 10 minutes, please call again.  
Security hours: 8 p.m. – 4 a.m. nightly.

assessments by it including *operating loss* (to cover revenue shortfall in annual operations) and *deductible loss* (to reimburse the Association for deductible expense that was the unit owners responsibility) assessments. Newer policies may separate *deductible loss* assessment coverage from other assessments. You should ask for this endorsement specifically by name and confirm whether its included under your "loss assessment" coverage or elsewhere.

- **Personal Liability:** to protect you if a person is injured on your property.
- **Loss of Use:** to cover expenses to relocate to a hotel if your unit needs repairs for damage that makes it uninhabitable.

Please consult with your insurance professional for advice as to the types and limits of any additional coverage that are best for you.

 Get or Send Notices and Pay Fees

The News is published by  
Fairlington Villages,  
A Condominium Association

### BOARD OF DIRECTORS

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### COMMITTEE CHAIRS

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### GET SOCIAL WITH US

Join TownSq  
Like us on Facebook  
Follow @NFairlington

**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 Wednesday, February 3, 2021

The following is the preliminary agenda for the Feb. 3, 2021, Board of Directors meeting. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend the meeting of the Board of Directors. The meeting is hosted from the community center with Board members and residents participating by telephone. Due to meeting size limits and social distancing guidelines, residents are discouraged from attending the meeting location personally.

Call-In Number: 703-552-8058; Conference Code: 230349

- I. Residents' Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Jan. 6, 2021
- V. Old Business
- VI. New Business
  - A. Variance Request – 4809 S. 28th St. (Remove Two Load-Bearing Walls)
  - B. Rules Violation
  - C. Spring Mulch Program
  - D. Certification of Candidates
  - E. 2021 Election Panel Director Members
  - F. 2021 Election Panel Non-Director Members
- VII. Executive Session for Amanda Taylor Award
- VIII. Management Action Items
- IX. Reports
  1. Officers (President, Secretary, & Treasurer's Reports)
  2. Committees
  3. Management's Financial Report
  4. Management's Project & Status Report
  5. Office Administrative Report
  6. Facilities Report
  7. Operations Report
- X. Establishment of Next Board Meeting – March 3, 2021
- XI. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review electronically via email copy or by appointment at the Association's management office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

**You're on the team.**

**Keep Fairlington clean!**

**Dispose of those wipes in the trash!**

**Disposable masks and gloves go in the trash, too!**

Regular household trash is picked up Monday through Saturday.

All trash should be in secured trash bags and put out  
between 6 a.m. and 9 a.m. in the trash containers  
located in the trash enclosures throughout the community.



# Board Meeting Highlights

The Board held its regular meeting on Jan. 6, 2021. The following are highlights.

## New Business

**A. MadWolf Managed Service Provider Agreement Renewal:** Mr. Brown moved the Board approve renewal of the proactive Managed Service Provider Agreement with MadWolf Technologies pursuant to its proposal dated Dec. 9, 2020, for a twelve-month (12) term from Feb. 1, 2021, to Jan. 31, 2022, at a monthly cost of \$986 (\$11,832 annually). Reactive services

will continue to be provided at an additional charge per the agreement. Passed 8-0.

**B. Parking Lot Renovation – Lot 7 (2829-2865 S. Buchanan St.):** Mr. Reem moved the Board authorize Management to contract with Edge Concrete for the concrete portion of this project at a cost not to exceed \$63,494 and with Pro-Pave for the asphalt part of the project at a cost not to exceed

\$17,106. An additional contingency of \$5,000 will be included in the project. Passed 8-0.

## January 13 Executive Session Highlights

The Board, Management, and Association counsel met in Executive Session with Premier Aquatics after listening to resident comments on January 13, 2021, to discuss the 2021 pool season.

## POOLS

*continued from page 1*

the use of pool furniture; and related issues including waivers, risk assessment, and liability.

Everyone agreed that all existing and any new state or federal requirements must be met and that the Centers for Disease Control and Prevention (CDC) guidelines would be followed. No decisions were made at this meeting. Board Members were encouraged by the meeting and the Board remains committed to doing everything possible to safely open Fairlington Villages' pools for the upcoming pool season.

On January 14, the Board President formed the Pool Season 2021 Working Group with Ward I Director and Pool Committee Board Liaison, Jessica Auston, as the group coordinator. If you are interested in joining, then please contact the Board President Terry Placek via email at [placekterry11@gmail.com](mailto:placekterry11@gmail.com) or via phone at 703-671-7550.

— *Melanie Alvord,*  
*Vice President, Fairlington Villages*



PHOTO BY ODALAIGH/CHARLES DAWLEY VIA CREATIVE COMMONS

Dried out milkweed plants.

## MILKWEED

*continued from page 4*

As the pods dry out in the fall, they get brown and release seeds to produce new plants. The plant will look a bit drab at this point. Using other plants in the same bed will help camouflage this transition.

## LEARN MORE

For additional information, search “monarch butterfly conservation groups” and/or visit these conservation groups online:

- Master Gardeners of Northern Virginia [mgnv.org](http://mgnv.org)

- Monarch Watch [www.monarchwatch.org](http://www.monarchwatch.org)
- Natural Resources Conservation Service [www.nrcs.usda.gov](http://www.nrcs.usda.gov)
- Plant NOVA Natives [plantnovanatives.org](http://plantnovanatives.org)
- U.S. Fish & Wildlife Service [www.fws.gov](http://www.fws.gov).

— *Donna Volpone,*  
*Grounds Committee*

*Editor’s note: We would like to thank Valerie and Joe in the Education Department at the Illinois Department of Natural Resources.*

**Remember:  
We are in this  
together!**

*North Fairlington News*  
 Fairlington Villages, A Condominium Association  
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 February 2021

**Meetings conducted via telephone conference.**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1 February</b>	<b>2</b>	<b>3</b> Board Meeting 7 p.m.	<b>4</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Grounds Committee 7 p.m.	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b> Presidents' Day OFFICE CLOSED TRASH PICKUP	<b>16</b>	<b>17</b>	<b>18</b> Architectural Control Committee 7 p.m.	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b> Book Club <i>The Dinner List</i> 6:30 p.m.	<b>26</b>	<b>27</b>
<b>28</b>	<b>1 March</b>	<b>2</b>	<b>3</b> Board Meeting 7 p.m.	<b>4</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>

Meetings conducted via telephone conference unless otherwise indicated. Please call the office to confirm.