



# North Fairlington News

Historic Fairlington Villages

APRIL 2020 VOL. 42, No. 4

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

## Fairlington Villages Virus Protection Plan

On March 18, Fairlington Villages adopted the following guidelines in response to coronavirus (COVID-19). We recognize this situation is changing quickly and we are doing everything we can to respond to recommendations from local and government officials. Stay informed and sign up for TownSq updates at <https://app.townsq.io/login>, see our website [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com) or **Facebook page** for the latest details on what we are doing to keep our community safe.

Given the increasing reports of the continued expansion of virus cases being reported, we understand some people are worried about becoming ill. As this situation evolves, we will review the content and information below regularly so we can update our recommendations and strategies as appropriate.

### PROTECT YOURSELF AND OUR COMMUNITY

What you can do to protect yourself and the community:

Wash your hands often with soap and water for at least 20 seconds. Use an alcohol-based hand sanitizer only if soap and water are not available.

- Avoid touching your eyes, nose, and mouth.
- Cover your mouth and nose with a tissue or elbow (not your hands) when coughing or sneezing and dispose of the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces.
- Practice social distancing.
- Stay home

when you are sick.

- Avoid close contact with people who are sick.
- Avoid non-essential travel.

### IF YOU FEEL SICK

If you have traveled outside your home in the last 14 days and you feel sick with fever, cough, or difficulty breathing, you should:

Seek medical care right away. If you can, call your doctor or emergency room before seeking care and tell them about your recent travel and your symptoms.

- Avoid contact with others.
- Do not travel while sick.

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### Connect with Us Electronically for All Upcoming Meetings

As of March 20, we will follow federal guidelines to hold gatherings to less than 10 people. We are cancelling all public meetings, committee meetings, activities, and events scheduled through June 30. We will host our meetings via telephone conference. Please contact our management office for further details.



### Plant Yourself in Our Garden



PHOTO BY MARK JOHNSON

We are proud to share our new Memorial Garden donated by Lancaster Landscaping. See the story on page 3.

## Improving Our Grounds

### Community Center Porch

The main tennis courts renovation project included several upgrades to the community center porch



PHOTO BY MARK JOHNSON

We are pleased to introduce our fully accessible porch.

area, the most important of which was making the entire porch area as well as the main tennis courts 100 percent accessible. Other upgrades included increasing the size of the porch itself by 25 percent and the addition of a bicycle rack at the entrance to the tennis courts.

### Sustainable Landscape Restoration Project

The Virginia Soil and Water Conservation

District approved Management's application for matching funds totaling \$3,500 on a hillside restoration project on the Columbus/Dinwiddie Hillside below 2931 S. Dinwiddie St. This new garden includes the removal of invasive English Ivy and replanting with native plants including pollinators. The project is designed to help control erosion while creating a haven for insects, birds, and other wildlife.

### Natural Area Restoration Project

In recent years, invasive vines, shrubs, and trees have been slowly taking over the natural area in Alexandria near the 28th Street entrance to the property. The invasive vines are threatening the native

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## CORONAVIRUS

*continued from page 1*

### CONTACT MANAGEMENT DIGITALLY

If you need to contact Management, then please try to connect with us digitally first:

- Online via TownSq: <https://app.townsq.io/login>
- Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)
- Telephone: 703-379-1440
- Please see our staff list on page 5.
- Otherwise, please make an appointment first, before coming to the management office.

- The janitorial cleaning staff will increase the frequency in which they conduct sanitizing wipes of doorknobs and other areas and objects that are touched frequently.
- We will provide resources to residents for additional information on the subject for education and protection purposes. Residents are encouraged to follow the above recommendations and educate themselves on the virus to stay abreast of developments.

residents in a multi-unit building, or common area (management office, community center, tot lot, etc.) during the infected period.

### OUR CURRENT ACTION PLAN

The current plan of action for the community is to reduce the risk of contamination. We are taking the following steps:

- Increase the placement and availability of hand sanitizer at the front desk, the break room, the maintenance shop, and the community center.

### IF YOU ARE DIAGNOSED WITH COVID-19

In the event you have been diagnosed with coronavirus:

- Follow all directions provided by the medical professionals and associated regulatory organizations.
- Notify Management if you have been in contact with

### ANNOUNCING A CALL LINE IN ARLINGTON COUNTY

Arlington County is expanding its ability to respond to coronavirus inquiries and questions from the public by establishing a new call center. This additional call center will free up resources to help the County effectively minimize the public health risk posed.

Community members who cannot find the information they need on the County's website at <https://health.arlingtonva.us/covid-19-coronavirus-updates/> or through other resources, should call 703-228-7999 for assistance, from 7 a.m. to 7 p.m. Monday through Friday.

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## GROUNDS

*continued from page 2*

trees in the area and need to be treated before this growing season. Management has contracted with Invasive Plant Specialists (IPS), who were recommended by Arlington County staff. This treatment is the first step in the restoration of this natural area. The vines and trees are treated and left in place; the shrubs will be cut out and left in a brush pile. These brush piles decompose naturally while providing an excellent nesting place for birds.

### Fairlington Villages Memorial Garden

At our March Board meeting, Lancaster Landscapes announced they are donating the new Fairlington Villages Memorial Garden, located near the tot lot. The Memorial Garden includes extensive brickwork with sitting walls, benches, planters, a fountain, lighting, and plantings. It was designed as a place to

sit and reflect, and is dedicated to the memory of all of our Fairlington Villages friends and neighbors who have passed. We are grateful for this generous donation, valued at over \$25,000.

### Columbus Street Shade Garden

With spring now upon us, eyes will be on the shade garden pilot landscaping that was planted last fall in front of 2934 S. Columbus St. This sustainable landscape design includes an assortment of native plants well suited to

shady environments. Success here can be replicated at other such challenging locations around the property.

— Mark Johnson,  
Operations Manager



PHOTO BY MARK JOHNSON

Watch the grass grow! The Columbus Street Shade Garden will become evident.

## Maintenance Updates

### Painting and Rotten Wood Replacement Ward VI

Middledorf Property Services completed painting all of the exterior wood trim in the multiunit buildings and townhomes in Ward VI.



This work included the front and rear doors in the townhomes, as well as the rear doors in the apartments. The contractor replaced over 12,000 linear feet of rotten wood, including lattice, crown molding, and trim boards at the roof line and in porches. Painting and replacing rotten wood is an ongoing program that includes one ward per year on a six year cycle.

### Shutter Replacement Ward IV

Middledorf Property Services is installing 2,100 pairs of new shutters in Ward IV, as part of a multiyear program started in 2019. The Association is expected to install new shutters in one ward per year. The last time shutters were replaced in the community was in 2002, when Wards I and III were done.

— Miguel Galvez,  
Facilities Manager



PHOTOS BY MIGUEL GALVEZ

Ward VI maintenance work shown at left and Ward IV work shown above.

## Activities Around the Village

### Digitally Discussing a Different Tomorrow On April 30

Join the Fairlington Area Book Readers Group on Thurs., April 30 at 6:30 p.m. via a virtual option. We will be discussing *Tomorrow Will Be Different: Love, Loss, and the Fight for Trans Equality* by Sarah McBride. GoodReads describes this book as “a timely and captivating memoir about gender identity set against the backdrop of the transgender equality movement, by a leading activist and the National Press Secretary for the Human Rights Campaign, the nation's largest LGBTQ civil rights organization.”

You do not have to attend every discussion to participate. Visit our Book Club's Facebook page: <https://www.facebook.com/groups/185662778799790/events/>. If you have questions, then email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Cancelled Activities Through June 30

In an effort to help keep our community safe, we have cancelled all activities through June 30, 2020.

Our cancelled activities include:

- Easter Egg Hunt on April 11
- Wine & Cheese Party on April 24
- Yard & Plant Sale on May 2

## Do I live in an HOA or a Condo? Does it Make a Difference?

The major difference between homeowners' associations (HOAs) and condominium associations revolves around the type of real property development, or regime, created at the time of development to administer the association's affairs.

An HOA administers a development of single-family homes that

sit upon lots. These types of developments with stand-alone homes are typically found in suburban neighborhoods.

A condominium association administers a common structure(s) comprised of multiple elements. Typically, a condominium regime is created to administer mid- to high-rise multi-story structures, or

to garden and townhome developments. Fairlington Villages was unique at the time of its conversion — it was one of the first condo associations formed under Virginia's Condominium Act and it is atypical in that it did not consist of multi-story buildings with identical units in tiers on each floor, as was contemplated by the Act.

### IN A CONDOMINIUM:

- Joint ownership of common elements and limited common elements
- Sole ownership of Units
- General common elements for use by all
- Limited common elements for use by Unit
- Common expenses determined by Board of Directors
- Costs assigned by percentage ownership
- Run by an elected Board of Directors
- Fees much higher than HOA
- Dues annually, but allowed to pay monthly
- Dues cover maintenance, insurance, utilities, repairs, maintenance, and operations

### IN AN HOA:

- Sole ownership of all property
- Owners own units and HOA owns common area and facilities
- Owners granted easement to common area
- Limited common elements reserved for Units
- HOA binds owners together for maintenance, common facilities, and covenants enforcement
- Run by Board of Directors, not always elected
- HOA is solely responsible for common areas
- Dues much lower than a Condominium
- Dues annually, but typically paid quarterly
- Dues cover costs only to maintain grounds and facilities (if any)

- Summer Kick Off Party on June 6.
- If you have any questions about these cancelled activities, please email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) or call the office at 703-379-1440.

## Loving Springtime Tennis Time



PHOTO BY MELANIE ALVORD  
Fairlington Villagers enjoy a springlike February day on our newly refurbished main courts.



## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### New Measures in Our Village

At a Special Meeting on March 18, the Board of Directors approved the following measures:

1. Amended the proposed agenda for the 42nd Annual Meeting on March 25, allowing it to be conducted via telephone conference, instead of in-person at the community center.
2. Decided to hold its April, May, and June 2020 Board meetings via telephone conference.
3. Cancelled all on-site meetings of Committees and Working Groups, and encouraged the meetings continue as scheduled electronically.
4. Cancelled all Association Activities through June 30 (e.g., Easter Egg Hunt, Wine & Cheese, and Yard & Plant Sale).
5. Cancelled all rentals of the community center through June 30.
6. Cancelled the Community Association Institute's (CAI) Northern Virginia *Professional Community Association Manager (PCAM) Case Study* that was to be conducted at Fairlington on April 2 and April 3.
7. Cancelled the opening of the Association's pools, indefinitely.
8. Closed the tot lot behind the management office, indefinitely.
9. Adopted a Coronavirus Operations Sustainability Plan to anticipate foreseeable obstacles the Association may experience in the coming months.

### Please Connect with Us Electronically

To reduce risk of viral transmission, the management office has been closed to in-person and walk-up traffic, but is able to address work order requests and most other resident services electronically: use **TownSq**, email ([office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)), or telephone us at 703-379-1440. Please make an appointment for the few services that require an in-person visit.

The Board of Directors, Management, and staff are committed to maintaining daily operations with as few disruptions as possible. Thank you in advance for patience and understanding as we continue to adjust to the rapidly evolving challenges of COVID-19.

## 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 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 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. – 4 a.m. nightly.

## CORONAVIRUS

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### RESOURCES ON COVID-19

Arlington County updates:

<https://health.arlingtonva.us/2019-novel-coronavirus-what-you-need-to-know-from-arlington-county-public-health-division-acphd/>  
City of Alexandria updates:

<https://www.alexandriava.gov/Coronavirus>  
Centers for Disease Control and Prevention updates:

<https://www.cdc.gov/coronavirus/2019-ncov/about/index.html>

Commonwealth of Virginia updates:

<http://www.vdh.virginia.gov/coronavirus/>

### RESOURCES ON THE FLU

Resources on Influenza (Flu):

<https://www.cdc.gov/flu/>

**Stay Socially Connected  
With Our Community**

Like Us on Facebook (Fairlington Villages)

Follow Us on Twitter (@NFairlington)

Register with TownSq (<https://app.townsq.io/login>)

The News is published by  
Fairlington Villages,  
A Condominium Association

### BOARD OF DIRECTORS

President, At Large Director

Terry Placek 703-671-7550  
placekterry11@gmail.com

Vice President, Ward 6 Director

Melanie Alvord  
mellie.ward6@comcast.net

Secretary, At-Large Director

Anne Wasowski  
aw4fair@gmail.com

Treasurer, Ward 3 Director

Harold Reem 703-845-8659  
hnreem@comcast.net

Ward 1 Director

Jessica Auston  
fvwardi@gmail.com

Ward 2 Director

Ed Stollof  
estollof1@gmail.com

Ward 4 Director

Andi Dies 703-836-3323

Ward 5 Director

Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com

At Large Director

Larry Straub, 703-989-4863  
larrystraub93@gmail.com

### COMMITTEE CHAIRS

Activities: Alicia Cordero, Jennifer  
Gotcher, and Susan Tatum  
activities@fairlingtonvillages.com

Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com

Communications/Technology:  
Vacant

comm@fairlingtonvillages.com

Grounds: Jim Ostroff and David  
Rose

grounds@fairlingtonvillages.com

Pools: Paul Emig and Marya  
Hynes

pools@fairlingtonvillages.com

Tennis: Daniel Meshel

tennis@fairlingtonvillages.com

### 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, April 1, 2020

The following is the preliminary agenda of the April 1, 2020, Board of Directors meeting. The Board invites residents to review the agenda and contact a Board member or Management with concerns or suggestions. Two members of the Board will be in attendance at the community center; other Board members will participate by teleconference. Recommended social distance of six (6) feet is being observed. Seating will be limited.

- I. Residents' Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – March 4, 2020
- V. Approval of March 18, 2020 Special Board Meeting Minutes
- VI. Old Business
- VII. New Business
  - A. Election of Officers
  - B. Variance Request – 4903 S. 30th St., A-1 (Remove Two Non-Load-Bearing Walls and Create Penetration for New Kitchen Vent)
  - C. Variance Request – 3016 S. Buchanan St. (Remove Load-Bearing Wall)
  - D. Variance Request – 4832 S. 29th St. (Remove Load-Bearing Wall)
  - E. Exterior Painting and Rotten Wood Replacement – Ward III
  - F. Porch and Lead Walk Railings – Ward IV
  - G. Concrete Patio Replacements
  - H. Spring Plant Replacements
  - I. Spring Mulch and Fertilizer
- VIII. Reports
  1. Officers (President, Secretary, & Treasurer's Reports)
  2. Committees
  3. Management's Financial Report – February 2020
  4. Management's Administrative Report
  5. Maintenance Reports
  6. Operations Report
- IX. Establishment of Next Board Meeting – May 6, 2020
- X. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review in the Association's management office at 3001 S. Abingdon St. by appointment only Monday through Saturday. The Board Packet is available for review beginning on the Thursday prior to the regular meeting of the Board.

## Special Board Meeting Highlights

The Board held a special meeting on March 18, 2020. The following are highlights.

### New Business

#### A. Annual Meeting on March 25:

Ms. Alvord moved the Board approve the revisions to the proposed agenda for the 42nd Annual Meeting to be conducted by telephone conference call. Seconded by Mr. Reem and passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Auston, Brown, Dies, and Stollof voting in favor.

#### B. On-site Meetings and Activities:

Mr. Reem moved the Board cancel on-site community meetings and activities through June 30, 2020. Seconded by Ms. Dies and passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Auston, Brown, Dies, and Stollof voting in favor.

The Board took up each of the meeting

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## Board Meeting Highlights

The Board held its regular meeting on March 4, 2020. The following are highlights.

### New Business

**A. Variance Request – 4832 S. 29th St. – Remove a Load-bearing Wall Between the Kitchen and the Dining Room:** Ms. Dies moved the Board approve a variance request to remove a load-bearing wall between the kitchen and the dining room in the unit, in accordance with the specifications outlined in the variance request and drawings, provided that there be of record a certified engineer's letter that includes a clear statement that the structural integrity of the building will not be impacted by this work. Passed 9-0.

**B. Disabled Parking Request – 3052 S. Woodrow St.:** Ms. Dies moved the Board approve Management's action of installing one disabled parking space in parking lot #37 (4600-4610 and 4601-4607 S. 30th Rd.) and approve the request from the homeowner. Passed 9-0.

**C. Spring Focal Bed Planting:** Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for focal bed planting at a cost of \$5,689.08. Passed 9-0.

**D. Yard Sale Flowers:** Mr. Reem moved the Board approve the purchase of Yard Sale Flowers from Lancaster Landscapes at a cost of \$2,475. Passed 9-0.

**E. Pitched Roof Replacement FY2020:** Ms. Dies moved the Board authorize Management to contract with Northern Virginia Roofing for the FY2020 roof replacements, in accordance with the recommendation and proposal, at a total cost of \$380,720. Passed 9-0.

**F. FY2020 Back-Yard Fence Replacement Project – Phase 1:** Ms. Alvord moved the Board authorize the General Manager to enter into a contract with Long Fence, for Phase 1 of the Back-Yard Fence Replacement

Project, including a pilot, at a total cost of \$512,531.81. This amount includes a contingency of \$20,000. As described in the memorandum the fences will be built with Western Red Cedar and Pressure Treated Pine posts. Passed 9-0.

**G. Tennis Court 13 Repairs:** Mr. Straub moved the Board approve the following proposals for Tennis Court 13 Repairs: Sports Systems: Tennis court crack repairs and color coating: \$12,540; Acoustiblok: Sound reduction curtains: \$13,175.43; Project Contingency: \$ 5,000; Total Project: \$30,715.43. Passed 9-0.

**H. Purchase of Benches and Planters:** Mr. Reem moved the Board approve the following proposal from Victor Stanley, Inc., for benches and planters at a cost of \$8,721.28. Passed 9-0.

## SPECIAL MEETING

*continued from page 6*

types as a separate group, as follows, with a roll call vote on each:

**Board of Directors Meetings via Teleconference:** Meetings of the Board of Directors scheduled for April 1, May 6, and June 3. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski and Directors Auston, Brown, Dies and Stolof voting in favor. President Placek noted, for the record, that the meetings would take place using teleconference technology, with two members of the Board in personal attendance in the community center, as is required by the Virginia Condominium Act, and other Members of the Board participating by teleconference.

**Committee and Working Group Meetings via Teleconference:** Meetings of Book Club (March 26, April 30, May 28, June 25), Grounds (April 6, May 11, June 8), Emergency Preparedness (April 9, May 14, June 11), Architectural Control Committee (April 16, May 21, June 18), Presidents Meeting (April 20) to be held via teleconference. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski and Directors Auston,

Brown, Dies and Stolof voting in favor. President Placek noted, for the record, that the meetings could take place using teleconference technology.

**On-Site Activities to be Cancelled:** Easter Egg Hunt – April 11; Wine & Cheese – April 24; Yard & Plant Sale – May 2; Tennis Party – May 15; Summer Kick Off Party - June 6; and Tennis Party – June 19. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Auston, Brown, Dies, and Stolof voting in favor.

**C. Rental of Community Center Suspended:** Mr. Reem moved the Board cancel community center rentals through June 30, 2020. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Auston, Brown, Dies, and Stolof voting in favor.

**D. Professional Community Association Manager (PCAM) Study Cancelled:** Mr. Reem moved the Board cancel the on-site hosting of the PCAM Study for April 2-3, 2020. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski,

and Directors Auston, Brown, Dies, and Stolof voting in favor.

**E. Pools Suspended:** Ms. Alvord moved the Board cancel the opening of the pools until further notice. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Auston, Brown, Dies, and Stolof voting in favor.

**F. Tot Lot Suspended:** Ms. Alvord moved the Board close the community tot lot until further notice. Passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski and Directors Auston, Brown, Dies and Stolof voting in favor.

**G. Coronavirus Operations Sustainability Plan Adopted:** Mr. Reem moved the Board adopt the Coronavirus Operations Sustainability Plan. Seconded by Mr. Straub and passed on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Auston, Brown, Dies, and Stolof voting in favor.

**You're on the team.  
 Keep Fairlington clean!**

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

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**8** North Fairlington News **Meetings to be held via telephone conference.**  
 April 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1 April</b> Board Meeting 7 pm	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b> Grounds Committee 7 pm	<b>7</b>	<b>8</b>	<b>9</b> Amenities Working Group 7 pm	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b> Architectural Control Committee 7 pm	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b> Book Club 7 pm	<b>1 May</b>	<b>2</b>
<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> Board Meeting 7 pm	<b>7</b>	<b>8</b>	<b>9</b>

Meetings held via telephone conference. Please call the office to confirm.