



North Fairlington

News

Historic Fairlington Villages

APRIL 2021 VOL. 43, No. 4

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FY20 Audit Results Support Current FY21 Pandemic-Related Operating and Reserve Budget Priorities

Kim Marinus, CPA, of Johnson, Bremer & Ignacio, CPAs, P.C., an accounting firm specializing in work with condominium and homeowner associations, has completed the Association's Fiscal Year 2020 (FY20) audit report. The Board reviewed the draft report at its March 3, 2021, meeting and accepted the audit by a vote of 9-0.

According to the audit report, the financial statements continue to be very good, with the Association's Unappropriated Owners' Equity or Operating Reserves at an acceptable level, funded Repair and Replacement Reserve accounts, and a continuing low level of delinquent and doubtful condominium fees. The audit's results support the Association's current FY21 pandemic-related operating and reserve budget priorities.

For the fiscal year ending on Sept. 30, 2020, (FY20) the Association had operating revenue of \$203,571 in excess of expenses — an amount equal to approximately 4.3% of FY20's operating budget of \$4,762,575, and approximately 2.5% of FY20's total budget of \$8,026,419.

Three principal factors produced FY20's excess operating revenue:

1. Pool operating expenses that were \$86,569 lower than budgeted due to the Board's decision to not open the pools because of pandemic-related risks;
2. \$66,300 in programmed painting costs that were not invoiced until FY21 due to COVID- and weather-related delays; and
3. Snow removal costs that

were \$41,489 less than projected due to the nearly total lack of snow during the winter of 2020.

In addition, the Association had lower-than-budgeted spending on vehicle expenses, electricity, building and roofing repairs, and income taxes (paid on interest and miscellaneous income). These decreases in spending were partially offset by higher-than-anticipated administrative spending on office equipment, printing and postage, and the costs of writing off uncollectable debt. The Association also had an unbudgeted \$13,038 increase in income resulting from a change in accounting standards for treatment of unrealized gains on our investments in certificates of deposit and United States treasuries.

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Curb Appeal

In March, our parking lot 7 at 2869-2879 S. Buchanan St. was fully renovated. The work included new sidewalks throughout the courtyard, replacement of the curbs and apron, extensive drainage work, the addition of an accessible ramp, and new asphalt paving. The reserve study has planned up to six more parking lot reservation projects by Dec. 31. A recommendation on the lots ready for restoration will be finalized as part of the Spring Property Inspection report.



PHOTO BY MARK JOHNSON
Parking lot 7 restoration work was completed in March.

Swing into spring! Tennis is back, see page 4.

Maintenance Updates

Ward V Shutter Replacement

Middledorf Property Services is installing 1,600 pairs of new shutters in Ward V, as part of a multiyear program that started in 2019. The plan is to install new shutters in one ward per year. The shutters in Wards I and III were replaced nearly two decades ago in 2002. Wards II and IV received new shutters in 2019 and 2020. The last ward on the schedule is Ward VI; it is expected to be completed in fiscal year 2022.

New Bathroom Construction Near Tot Lot and Main Tennis Courts

For many years, residents enjoying our amenities such as the Tot Lot

and the main tennis courts have been able to use the bathroom inside of the Management Office. During the pandemic, access to the Management Office's bathroom has been restricted, causing an inconvenience for residents. We are happy to report that a new bathroom located on the side of the Management Office will be built soon. We anticipate it should be in service in late spring, returning a much-needed convenience to residents.

Ward I Backyard Fencing Replacement Project

COVID-19 continues to disrupt the lumber industry and the supply of

Western red cedar, which we are using in our fence project. Production dropped drastically when the pandemic started and now demand is outpacing the available supply. The mills have not been producing high-quality pickets at the rate they were anticipating. The installation of 190 fences was scheduled in Phase 1 of our backyard fencing replacement project in Ward I. As of mid-March, 172 fences have been installed. For the remaining 18 fences, Long Fence expects to receive the materials in early April. We appreciate your continued patience as we work to accomplish this maintenance project.



PHOTOS BY MIGUEL GALVEZ

At left: The shutters are being replaced in Ward V as scheduled. At right: The backyard fencing replacement program work continues in Ward 1 as supplies become available.

Yard Work Assistance is Free to Collect and Reflect

YARD WASTE RECYCLING ON APRIL 8, 15, AND 22

Every April and November our waste hauler, Capitol Services, picks up yard waste recycling bags curbside and delivers them to Arlington County for recycling. This year, the collection dates will be on three successive Thursdays: April 8, April 15, and April 22. Paper yard waste bags are available in

the office at no charge. Anything put out in plastic bags will be hauled away with the regular trash.

RED YARD REFLECTORS

Red yard reflectors are available for free in the office. These reflectors can be placed in the foundation beds by residents to alert the landscape maintenance crews that

a resident is tending to the landscaping and the maintenance crew does not need to touch the plants or beds. Please note: mulch is done consistently in all areas, even the beds with red reflectors.

WATERING THE GROUNDS

See the "Manager's Corner" on page 5 to learn how you can help us water the grounds.

Pool Season 2021 Update and Survey Results

POOL SEASON UPDATE

At its April meeting, the Board will discuss the operations plan for the 2021 Pool Season. With help from the Pool Season 2021 Working Group, Management will make recommendations that follow local, state and federal guidelines for pool operations. As these guidelines change, so will the operations practices.

Currently, the plan is to open all 6 pools and all 5 wading pools on Memorial Day weekend. The season will run through Labor Day with extra hours built in, as compared to previous years, to allow for more resident usage. Pool 2 hours will be extended two full weeks beyond Labor Day. Pools 2 and 5 will both have some dedicated lap lanes.

Open swimming areas along with lap lanes can be reserved through [TownSq](#). Up to three reservation slots of 45-minutes (plus 15 minutes for cleaning and water testing) can be made beginning every Wednesday throughout the summer using the [TownSq Reservation Module](#). Make sure we have your *Assumption of Risk*

form on file; the May issue of the newsletter will have more details, pool rules, and pool hours.

Health Department requirements of public furniture cleaning after each use is not a viable option for the Association; therefore, the "bring your own pool furniture" rule will be in effect for the 2021 season. There will be cleaning and sanitation of the facility done at all pools before opening, and again at midday, each day of operation.

The added supplies, labor, and additional hours carry a price tag for the season, but we hope it is worth it when everyone is back in the pools and safely enjoying one of our favorite summer activities!

POOL SEASON SURVEY

Thank you to the community members who participated in the 2021 Pool Season Survey! There were 571 respondents. Responses provide a census for opening all six pools while adhering to COVID-19 restrictions and recognizing other considerations. Many demonstrated excitement about the pools opening. The questions and results are as follows:

1. Are you planning to use the Fairlington pools this summer?

- Yes: 504 (88.73%)
- No: 64 (11.27%)
- Did not answer: 3

2. Due to occupancy limits, do you prefer shorter time blocks with more availability or longer time blocks with less availability?

- Shorter time blocks with more availability: 232 (42.49%)
- Longer time blocks with less availability: 257 (47.07%)
- Unsure: 57
- Did not answer: 25

3. Number of people in your household likely to use the pool?

- 1 Individual: 189 (34.94%)
- 2-3 Individuals: 291 (53.79%)
- 4 or more: 61 (11.28%)
- Did not answer: 30

4. With the likelihood of no pool furniture being available and if residents were asked to bring their own, would you or a household member require assistance due to accessibility issues?

- Yes: 9 (1.64%)
- No: 527 (95.99%)
- Unsure: 13 (2.37%)
- Did not answer: 22

5. If you answered Yes to question 4 would you or a household member accept assistance from a community volunteer?

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AUDIT

continued from page 1

Contracted services (\$1,001,768), utilities (\$997,457), and payroll (\$956,580) continued to be the Association's largest operating expenses in FY20. Contracted services included contracts for grounds maintenance, trash removal, pools, pest control, and janitorial service (mostly for routine and enhanced COVID-related cleaning of the Management Office, Community Center, and our apartment buildings' common area hallways). Water and sewer expenses, which grew by almost 10% due to COVID-related consumption increases and rises in Arlington County and City

of Alexandria water/sewer rates, comprised over 91% of utility expenditures.

When FY20's \$203,571 in excess operating revenue and an additional \$6,518 in unrealized investment gains resulting from the accounting standards change are added to FY19's end-of-year Operating Reserves of \$544,197 (the cumulative total of previous fiscal years' excess operating funds), the Association's Operating Reserves totaled \$754,286 at the end of FY20. This \$754,286 figure is approximately 15.4% of our operating budget of \$4,883,825 for

FY21, which began on Oct. 1, 2020, and approximately 9.4% percent of the total FY21 budget (including \$3,125,642 in Repair and Replacement Reserve contributions) of \$8,009,467.

There is no firm standard governing the funding level for Operating Reserves, but based upon the Association's history, our auditors have variously recommended that Operating Reserves total between 5-10% and 20% of our total annual budget. Given this recommendation, the current level of our Operating

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Activities Around the Village

Reap the Rewards of Reading with the Book Club on April 29

Please join us for the Fairlington Book Club virtual discussion on Thursday, April 29, at 6:30 p.m. *Parable of the Sower* by Octavia E. Butler.

The *New York Times* Book

Review described the novel as "a gripping tale of survival and a poignant account of growing up sane in a disintegrating world."

On Thursday, May 27, we will discuss *The Wife Upstairs* by Rachel Hawkins. CNN says this domestic thriller is "a Southern Gothic twist on Jane Eyre that's full of suspense, twists and turns...the story of this twisted love triangle will have you on the edge of your seat all the way until the end."

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.

Thank you Co-Chairs

The only constant in life is change. Alicia Cordero and Susan Tatum are stepping down as co-chairs of the Activities Committee. We want to thank them for helping make our Activities fun for all.

Looking for a Chair

As everyone knows, Fairlington Villages has had to suspend neighborhood events for the past year, along with so many other things that were "normal" in the past. At this time, we continue to monitor the recommendations from the CDC, Governor Northam, Arlington County, and the City of Alexandria, and will add activities as we are able going forward.

Meanwhile, the Activities Committee seeks one or several

individuals to volunteer and help organize the activities when they begin again. This position is a great opportunity to get to know neighbors and to add your creative ideas to improve or update the activities of the Fairlington Villages neighborhood. Please contact Terry Placek (placekterry11@gmail.com) or Anne Wasowski (aw4fair@gmail.com) if you are interested in participating in the community in this way.



Raise a Racket on the Main Courts Starting April 9

The Fairlington Tennis Committee invites residents of all skill levels to participate in the 2021 Tennis Ladder running from April 9 to Oct. 8. No-host Friday Night Ladder events will be held every Friday from 7 p.m. to 10 p.m. on North Fairlington Main Courts 1, 2, and 3. Ladder players will be able to contact other members of the Ladder to schedule and play matches at their convenience.

Please wear tennis apparel. Masks are not required while playing; any spectator should wear a mask and maintain a social distance.

Those interested in joining the ladder or finding out more information can e-mail tennis@fairlingtonvillages.com. If wanting to sign-up, please provide the following information:

- Name
- Preferred phone number
- Preferred e-mail

We look forward to seeing you on the courts, and good luck!

Continuing COVID-19 Measures in Our Village

In March of last year, the Board of directors approved a range of measures in response to the COVID-19 pandemic. While the introduction of vaccines and effective measures like wearing facial protection and social distancing suggest a return to a level of normality may not be far in the offing, the following measures adopted by the Board last year remain in effect:

1. Board Meetings continue to be held monthly via teleconference.
2. In-person and on-site meetings of Committees and Working Groups remain prohibited, but are encouraged to continue as scheduled electronically.
3. All Association activities remain canceled including the Easter Egg Hunt, Wine &

Cheese, and the Yard & Plant Sale.

4. The Community Center remains closed to the public. The following outdoor amenities have or will open with restrictions on use:

- The Tot Lot behind the Management Office is now open with social distancing and facial protection required. Residents assume the risk for use of the amenity.
- The tennis courts are open. Residents assume the risk for use of the amenities.
- The Association's pools are expected to open under restricted use conditions. Residents will be asked to certify their assumption of the risk for use of these amenities.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Water Plants with Care

As spring grounds improvements and maintenance begins it becomes necessary to hand-water plants in a number of locations. Please turn on your outside faucet so that we will have access to water as needed.

Your assistance with the watering of plants is also appreciated. Management makes "soaker" hoses with

timers available to residents to assist with watering planting beds. We are mostly concerned in locations where there are new plantings.

We advise that care be taken to limit watering to no more than is necessary for the health of the plants. Also, we do not advocate watering the lawns. Grasses in this geographic area are very adaptable to drought and will go dormant to protect themselves. Watering in drought conditions will fool the grasses into thinking more water is available and can damage root systems.

April Showers Bring May Flowers...and Floods

Wet basement walls at Fairlington are not uncommon. Please remember to check basement walls after heavy or prolonged rains. If you see signs of water penetration, call the office so the problem can be investigated. Generally speaking, unless the problem is severe, corrective action will have to occur after the rain has ended.

Install a new Intercom

If you are unhappy with the look of the intercom device in your apartment-style unit, more modern and reliable replacement models are in stock and available through the Management Office. The replacement cost is \$75 and the maintenance staff will be happy to work with you to install a new one. If you are interested, then please call the Management Office at 703-379-1440 to ask for details.

Please Continue to Connect with Us Electronically

To reduce risk of viral transmission, the Management Office is open to limited in-person visits of only one resident at a time. We remain able to address work order requests and most other resident services electronically: use [TownSq](#) to send us a notice, email us at office@fairlingtonvillages.com, or telephone us at 703-379-1440. Please make an appointment for the few services that require an in-person visit to reduce your time waiting outside.

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
TownSq: <https://app.townsq.io/login>
Website: 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 | Office Administrator |

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.

Pool Use Requires a Valid ID

The Association is committed to safely opening the pools this summer season for which a valid Fairlington Villages ID card will be required. Please make an appointment with the Management Office to revalidate your card during office hours. New residents may obtain an ID card for a \$10 fee by producing proof of ownership or a lease. Only tenants named in the lease may receive an ID. Lost ID cards may be replaced at the Management Office for the same fee.

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

The News is published by
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.

Board Meeting Agenda Wednesday, April 7, 2021

The following is the preliminary agenda for the April 7, 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 – March 3, 2021
- V. Old Business
 - A. Rules Violation – 3004 S. Columbus St., A-2 (Management recommends tabling)
- VI. New Business
 - A. Certification of Election
 - B. Election of Officers
 - C. Variance Request – 3068 S. Abingdon St. (Remove Two Load-Bearing Walls)
 - D. FY21 Masonry Repair Project
 - E. Exterior Painting and Rotten Wood Replacement – Ward II
 - F. Pool Season 2021
- VII. Management Action Items
- VIII. 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
- IX. Establishment of Next Board Meeting – May 5, 2021
- X. 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.

————— Please see page 5 for details on pool ID. —————

SURVEY

continued from page 3

- Yes: 18 (36%)
- No: 17 (34%)
- Unsure: 15 (30%)
- Did not answer: 521

6. Do you have questions or comments?

- Responses: 195
- Did not answer: 376

A selection of comments:

- PLEASE OPEN.

- Hiring lifeguards early to avoid what happened last summer. Thank you for your work on this!
- I plan to swim laps and would like to use the pool as frequently as possible.
- Please be sure to make sign-ups friendly for renters and owners. I worry about it going to our landlord (who doesn't keep in touch) and then missing out!

— Jessica Auston, Pool Season 2021
Working Group

Board Meeting Highlights

The Board held its regular meeting on March 3, 2021. The following are highlights.

Old Business

A. Rules Violation Enforcement – 3004 S. Columbus St., A-2: Ms. Dies moved a \$50 assessment for a Bylaws violation noted in a Dec. 17, 2020, letter and authorizes a \$10 per day fine for any continuing violations of a similar nature. TABLED until the April 7, 2021, Regular Meeting of the Board to allow for the gathering of information.

New Business

A. Towing Reimbursement – 2814 S. Columbus St.: Ms. Alvord moved the Board approve refunding \$80 for towing charges incurred on Feb. 17, 2021, when the resident's car was towed from Lot 23 (2800-2854 S. Columbus St.) with the Association contributing \$80 of the total \$160 towing fee. Seconded by Mr. Stolloff and passed (5-4) with Vice President Alvord, Secretary Wasowski and

Directors Brown, Stolloff, and Straub voting in favor; and, President Placek, Treasurer Reem, and Directors Auston and Dies voting opposed.

B. FY20 Draft Audit Acceptance: Mr. Reem moved the Board accept the draft audit for the fiscal year ending Sept. 30, 2020. Passed 9-0.

C. Auditor Engagement: By unanimous consent the Board agreed to withdraw the motion and place it on the agenda for the April 7, 2021, Regular Meeting of the Board.

D. Spring Focal Bed Plantings: Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for spring focal bed planting at a cost of \$6,154. Passed 9-0.

E. Trash and Recycling Contractor: Ms. Alvord moved the Board authorize Management to contract with Capitol Services at a total cost of: April 1, 2021 – March 31, 2022:

\$27,094.81 per month (2% increase); April 1, 2022 – March 31, 2023: \$27,365.76 per month (1% increase); April 1, 2023 – March 31, 2024: \$27,913.07 per month (2% increase). Passed 9-0.

F. Pitched Roof Replacement FY21: Mr. Reem moved the Board authorize Management to contract with Northern Virginia Roofing for the FY21 roof replacements, in accordance with the recommendation and proposal, at a total cost of \$248,300. Passed 9-0.

G. Foundation Repairs at 4704 S. 30th St., A-1 and A-2: Mr. Stolloff moved the Board authorize Management to contract with Basement Masters Waterproofing to repair the foundation walls at 4704 S. 30th St., A-1 and A-2 in accordance with the proposals, at a total cost of \$39,800. Passed 9-0.

AUDIT

continued from page 3

Reserves appears to be sufficient to support our current FY21 pandemic-related operating priorities. They should cover unbudgeted FY21 COVID-related operating expenses, particularly the anticipated significant additional personnel and cleaning costs required to safely operate our pools this summer; and also pay for services (most notably \$74,730 in painting costs) that would have normally been billed during FY20 but were not invoiced until FY21 due to COVID- and weather-related delays.

The audit report shows that the Association's Repair and Replacement Reserve balance increased from \$3,844,701 at the end of FY19 to \$5,735,722 at the end of FY20. This account funds long-term repair and replacement of major physical assets such as balconies, roofs, building masonry, trash concealment sites, swimming pools, parking lots, and gutters. Balcony replacement was completed in FY17 and trash concealment

site construction was completed in FY19.

The Board increased contributions to Repair and Replacement Reserves at the rate of 6% per year in FY10-16, and programmed additional increased contributions of 1% per year from FY17 through FY19. In March 2019, as required by Virginia Condominium Act, the Association completed a five-year reserve study update that made recommendations regarding future fiscal years' Repair and Replacement Reserve contributions. The Board accepted the study at its April 2019 meeting and incorporated the report's recommendation that reserve contributions continue to be increased by 1% percent per year into the FY20 budget. In FY21, however, the Board temporarily reversed this policy and reduced condominium fee-funded reserve contributions by \$128,217 (4.0%) to ensure there was no condo fee increase during the COVID pandemic. The FY21 budget, however,

projects that beginning in FY22 contributions will again increase by 1% per year to provide the resources needed to complete the projects necessary to maintain an aging, historic property and keep Fairlington Villages competitive in the market.

The audit also reflects a \$20,302 FY20 increase in delinquent and doubtful condo fees. Net assessments receivable, however, declined by \$3,596 from \$38,407 in FY19 to \$34,811 in FY20. Fairlington Villages continues to enjoy one of the lowest delinquency rates in the Washington, D.C. area.

The audit's findings will be posted on the home page of the Fairlington Villages [website](#) prior to the Association's annual meeting on March 31, 2021. Homeowners may obtain a copy of the audit report by contacting the Management Office.

— Harold Reem, Treasurer

North Fairlington News
 Fairlington Villages, A Condominium Association
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8 *North Fairlington News*
April 2021

Meetings conducted via telephone conference.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|-----------|--|-----------|--|---|--|--------------|
| | | | | 1 April | 2 | 3 |
| 4 | 5 | 6 | 7 Board Meeting 7 p.m. | 8 Yard Waste Recycling Curbside | 9 Tennis Ladder running from April 9 to Oct. 8 | 10 |
| 11 | 12 Grounds Committee 7 p.m. | 13 | 14 Pools Committee 7 p.m. | 15 Yard Waste Recycling Curbside. Architectural Control Committee, 7 p.m. | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 Yard Waste Recycling Curbside | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 Book Club <i>Parable of the Sower</i> , 6:30 p.m. | 30 | 1 May |
| 2 | 3 | 4 | 5 Board Meeting 7 p.m. | 6 | 7 | 8 |

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