



North Fairlington News

Historic Fairlington Villages

AUGUST 2020 VOL. 42, No. 8

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Board Proposes No Increase in Condo Fees for Fiscal Year 2021 in Response to Pandemic

UNPRECEDENTED ACTION

At its July 1 meeting the Board of Directors approved a draft \$8,009,467 budget for upcoming fiscal year 2021 (FY21), which begins Oct. 1, 2020. All homeowners should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the Homeowners' Budget Forum teleconference on July 22.

Because of the unprecedented challenges the COVID-19 pandemic presents to our homeowners, the draft budget proposes no increase (0%) in FY21 condominium fees. It achieves this goal and keeps our current level of community services by reducing FY21 reserve contributions and rescheduling FY21 reserve projects that can be postponed without degrading our capital assets.

OPERATING EXPENSES

Operating expenses, which include all expenditures funding the day-to-day operation of the community, increase by 1.5% (\$70,250) to \$4,832,825 in order to maintain our current level of community services. The largest portion of this growth stems from a \$60,000 (6.6%) increase in water/sewer expenses due to increased water consumption during the COVID-19 pandemic and a rise (6.6%) in the City of Alexandria sewer rates. In addition, the budget includes increases in the costs of employee pay (3.6%), general maintenance (1.4%), trash removal (1%), janitorial services (8.3%), the patrol service (2%), legal services (66.7% due to expanded legal service requirements and a change in the Association's attorney), and our Legum & Norman management

contract (2%). These increases are partially offset by lower spending in FY21 on employee health insurance (-13%), pool operations (-4.7% due to a shorter pool season), and insurance (-7.1% thanks to an unanticipated decrease due in large part to the Association's recent excellent insurance claims history).

RESERVE CONTRIBUTIONS

Planned FY21 reserve contributions total \$3,176,642, including \$3,129,977 in condominium fee-funded reserve contributions, and \$46,665 in net-of-tax reserve interest contributions. Fee-funded contributions are decreased from FY20's total of \$3,207,194 by \$77,217 to \$3,129,977 in FY21 in order to offset the proposed

continued on page 7

Reflecting Full Glory



PHOTO BY GUY LAND
Fairlingtonians celebrate the 4th of July with great merriment while being dressed in the colors of our nation's flag as first responders roll by our community. See more photos on page 4.

Special Board Meeting

A motion to open one or more of the Association's swimming pools failed at a Special Meeting of the Board of Directors on July 15, because the Association is unable to insure against the risks of a COVID-19 related claim for personal injury, a position taken by any number of Associations in our immediate neighborhood. The Board maintained the possibility of revisiting the issue should circumstances improve over current conditions.

Look for Ladybugs

If it seems like you have seen more ladybugs than normal on your shrubs recently, it is because Lancaster Landscapes has released these spotted beetles around the property on two separate occasions, each time releasing 6,000-7,000 ladybugs. Ladybugs are beneficial insects that make for great natural pest control in the landscape because they feed on other insects to survive.

Adrienne Zaleski, President of Lancaster Landscapes, states "Lancaster loves to incorporate ladybugs as a biological control strategy in mid-July as part of our overall plan to reduce the amount of pesticides used in the landscape."

Ladybugs, also called ladybird beetles, are predators. At Fairlington, ladybugs typically feed on aphids and mealybugs (both are sap-sucking insect pests), insect eggs, small caterpillars, and mites, thus eliminating the need for chemical treatment of these pests. Ladybugs will stay around our area as long as there is a food source to support them.

— Mark Johnson,
Operations Manager



PHOTOS BY MARYA HYNES
Fairlington Villages is a growing neighborhood built by busy fairies.

Wasting Our Recycling and Trash

We have been experiencing a greater amount of trash this summer owing to more residents being at home all day. Our trash bins often are filled to overflowing, especially on weekends. If the trash bins are full, please do not leave your trash outside of the bin.

Trash overflow is unsightly, malodorous, and attracts rodents. If all of the bins in a trash enclosure are full, then you can check nearby trash enclosures. In most cases, you will find another bin within the same block to accommodate

your trash and prevent a case of overflowing the bin. Drop household trash in the bin Monday through Saturday from 6 a.m. to 9 a.m.

Please hold your recycling until the Wednesday pick up so the recyclables do not get contaminated by misplaced trash. Contaminated recyclables cannot be recycled — thus wasting our effort to recycle. Do not leave your recycling in plastic bags because the bag is the most common form of contamination during the sorting process.



Housing Boom in Fairylington

Fairlington has a fairy community, known as Fairylington Village, a bustling miniature town tucked under a holly tree on the corner of 31st Street South and South Buchanan.

The fairy garden, which has a few regular visitors in the neighborhood, has sprouted in size and friends over the past three months. "We have experienced a fairy housing boom since March, mainly because we are home all the time because of COVID-19," said the fairy gardeners.

The fairy garden began as a family project by Fairlington community members Marya Hynes and her daughter, Fiona. "When the kids were little, we started out putting tiny furniture in a hole in the wall. Later, we expanded to the gap under our kitchen counter, then eventually into our garden. Fiona came up with the idea of moving out of our yard to the

holly tree so the whole neighborhood could enjoy it."

New additions to the magical garden include a blue and yellow windmill, a purple farmhouse, and a full-fledged summer carnival, complete with an ice-cream truck. There is also a rainbow pirate ship and a lighthouse, if you can find them.

The caretakers provide chalk so visitors can leave messages for the fairies on the sidewalk during the summer. Recently, the sprites began writing back. "The fairies ask," has become their tagline, and they will ask questions for locals to answer. "What makes you happy?" prompted a plethora of friendly responses.

The fairies love visitors; children are welcome to come in the garden to get a close look. The pixies are shy, but feel free to stop by.

— Marya Hynes,
Fairlington Gardener

Fairlington Villages Needs You!

We all know Fairlington Villages is full of neighbors with big hearts and many talents, and we hope you will share both with us.

Volunteering on a committee is one important way to contribute to the betterment of Fairlington, meet new neighbors, learn more about our community, and keep Fairlington Villages an enviable place to live.

A common misconception is that volunteering takes time you do not have; luckily, that is not the case.

We are especially in need of volunteers for the [Communications / Technology Committee](#), particularly those with an interest in helping to develop newsletter and website content, writing the occasional item or a series of articles, and, as needed, improving communications strategies. Most of this work can be done via email, and from home at a time convenient to you,

with committee meetings, lasting an hour or less, every few months.

If you prefer to help for 30-90 minutes every so often, you can volunteer with the [Activities Committee](#) for a shift at an event, helping with decorating and setup, assisting during an activity, or lending a hand for cleanup. The committee emails its membership in advance of an event and you simply sign-up online for the time slot you are available.

Other committee options to consider are [Architectural Control](#), [Grounds](#), [Pools](#), and [Tennis](#).

To learn more or to join a committee, please call the management office at 703-379-1440 or send an email to the committee (email addresses are listed on page 6).

We hope to welcome you to a committee soon!

—Melanie Alvord,
Vice President, Fairlington Villages

What Fairlington Means to Me

Fairness
Acceptance
Inclusiveness
Respect
Listening
Integrity
Niceness
Goodness
Tolerance
Oneness
Neighborhood

— Terry Placek,
President, Fairlington Villages

Safe Ways to Deal with Mosquitoes, Naturally!

We can protect ourselves from mosquitoes, without killing pollinators and beneficial insects.

There has been a sharp decline in beneficial insect populations worldwide, including pollinators like bees. Insects help maintain a healthy ecology — so it is important for us to protect them. Insects pollinate, feed birds, help nature recycle itself, aerate the soil, and much more.

The key to being pollinator- and earth-friendly is to choose organic repellents and avoid eradication methods. Many pest company insecticides contain neurotoxins, which have been a main cause for the global loss of honey bees, butterflies, and other insects.

Practice some simple methods to repel mosquitoes:

- Do not allow water to collect outdoors more than a week.
- Run an outdoor fan on the patio or balcony to keep

them away; mosquitoes are weak flyers.

- Wear repellent-formulated body lotions containing picaridin.

There are pet- and pollinator-friendly repellents available, instead of insecticide sprays. Environmentally safe repellent sprays are formulated with essential oils and can repel mosquitoes, ticks, and fleas for weeks.

Many of the traditional barrier sprays use a broad-based insecticide, such as cyzmic. These indiscriminate barrier-type products kill all insects wherever it has been applied, including bees, ladybugs, and fireflies. Birds and other wildlife can come into contact with these chemicals, as well as eat poisoned insects. Puddling water from rain or watering becomes toxic. Additionally, any run-off into waterways will kill fish and other aquatic creatures.

If you plan to use a repellent or a spray service, then please notify your neighbors and the management office ahead of time. Our fences are permeable and our buildings are close together. Our Fairlington Villages Bylaws allow spraying inside of our private spaces, but not in the common areas. Please remember to alert any contractors to this fact, too.

For more information on environmentally sound mosquito remedies, please contact:

- Arlington Regional Master Naturalists: <https://armn.org/2016/02/19/how-to-control-mosquitoes-without-killing-pollinators-and-other-important-wildlife/>
- Master Gardeners of Northern Virginia: <https://mgnv.org/wp-content/uploads/2020/06/2020-Mosq-and-Ticks.pdf>

Activities Around the Village

Summer Blooms with this Novel on Aug. 27

Are you a fan of Judy Blume? Do you love reading books about summer? Please join us for our Fairlington book club discussion of *Summer Sisters* by Judy Blume on Thurs., Aug., 27, at 6:30 p.m. The novel is a coming of age story about two best friends and their summers together on Martha's Vineyard. A Hulu series based on the book is in the works.

We hope to meet in person if CDC guidance allows, but please check our Facebook page for the latest information about where the meeting will take place. See you there!

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, please email bookclub@fairlingtonvillages.com.

Pet Yappy Hour Postponed

Unfortunately, given the continued COVID-19 challenges, including the need for social-distancing, the Pet Yappy Hour scheduled for Aug. 14 is being postponed. The only space appropriate under current restrictions is the Fairlington Villages community center terrace and parking lot. Due to the intense heat and humidity of August, it does not seem like the best time for neighbors and dogs to be hanging out on hot asphalt, even with chilled drinks!

We are hoping for early October as a new date. We will keep you posted! Fingers crossed!

Oktoberfest Override

Sadly, we need to cancel this year's Oktoberfest scheduled for Sept. 28. The health risks posed by singing, dancing, and oompah-ing, along with the food precautions required, are too great to manage this event.

Yard Sale Rain Date Washed Out

The Spring Yard Sale was cancelled because of COVID-19; the alternate date on our 2020 Events Calendar is Oct. 5. However, because of the same challenges, this event will also be cancelled. We are disappointed because we know the Yard Sales are popular activities.

Actively Looking Forward

The Activities Committee is practicing patience and hoping to host events in October and beyond. We will reevaluate each event as we proceed within the phase guidelines as mandated by the Governor. We look forward to the time when Fairlington Villages neighbors can meet and greet in person during our favorite activities!

Like us on Facebook
to see more terrific photos
of our 4th of July

Fairlingtonians Focus on Family for the 4th of July



PHOTOS BY GUY LAND
Fairlingtonians of all ages cheer with handmade declarations as the parade of first responders passes through our neighborhood on Independence Day.





Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Mastering Our Insurance Policy
Our Master Insurance Policy renewed on July 15. Holden & Company Insurance serves as the insurance agency for Fairlington Villages; the insurance company providing coverage for the property and liability coverage has changed from Philadelphia to

Greater New York.

Holden & Company is not automatically sending renewal certificates this year. So if you receive a notice from your mortgage company asking for proof of insurance, please fax a copy of the notice to Holden & Company at 703-566-5568, email a copy to office@holdenins.com, or telephone 703-549-2200, identify yourself as a unit owner in Fairlington Villages, and ask that a new Certificate of Insurance be sent to your mortgage company. Holden & Company has an efficient system of fulfilling these requests, which are a common part of servicing Condominium Master Insurance Policies.

Update Your Greater Deductible

Effective July 15, 2020, the Association's Master Insurance Policy has been placed with Greater New York Mutual Insurance Company with a new deductible per event in the amount of \$15,000 (an increase of \$5,000 over the previous year). Unit Owners are encouraged to update their HO-6 policies to be sure deductible assessment coverage in the new amount is included.

Mastering Our Patrol Service

Master Security provides our patrol service from 8 p.m. to 4 a.m. nightly. They patrol the lots and respond to calls about vehicles parked without a permit, unruly behavior, or other rules-based violations. They are not authorized to interject into "security" emergencies. Always call the police first for emergency circumstances.

Read this Rule Before Firing Up Your Grill

Summer fun includes cooking outdoors. Fairlington residents must be mindful that the Virginia Fire Prevention Code (VFPC) prohibits the use, operation, or storage of any open-flame cooking device on any balcony, rooftop, or deck of any building or within 15-feet of combustible construction or residential occupancy. The VFPC provides an exception for cooking devices using electricity as the heating source and listed by a recognized testing authority.

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	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.

Please Scoop the Poop

Local ordinances require dog owners to remove and dispose of feces their dogs have deposited on public areas (Condominium Common Areas) or another person's property. Place your refuse bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling.

Easy-breezy Air Conditioner Maintenance

The maintenance of your air conditioner condensate line is your responsibility, even if the line is outside of your unit. The condensate line takes water removed from the humid air from inside your unit to the outside. If a line clogs and there is damage to your unit or a neighbor's unit (many condensate lines run through neighboring units), then you may be responsible for those damages.

The line and coils should be cleaned annually. Some "home" remedies to clean the line include pouring a cup of bleach OR ammonia OR a small bottle of club soda into the line. **HAZARD WARNING: do not use bleach and ammonia at the same time!**

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, August 5, 2020

The following is the preliminary agenda for the Aug. 5, 2020, 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
 - A. July 1, 2020, Regular Meeting
 - B. July 15, 2020, Special Meeting
- V. Old Business
- VI. New Business
 - A. FY21 Budget Approval
- VII. 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. Maintenance Reports
 7. Operations Report
- VIII. Establishment of Next Board Meeting – Sept. 2, 2020
- IX. 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.



Banner Decor

PHOTO BY GUY LAND
Fairlingtonians decorate with verve for
Independence Day.

Get Noticed with TownSq

Have you registered with TownSq?
Go to: <https://app.townsq.io/login>
Have your account number handy.
TownSq is available for Android and
iOS at Google Play and the App
Store.)
If you have a tenant renting your
home, please register your occupants
so they too may receive TownSq
updates and announcements.



Board Meeting Highlights

The Board held its regular meeting on July 1, 2020. The following are highlights.

New Business

A. Insurance Renewal: Mr. Reem moved the Board authorize Holden & Company Insurance, the Association's insurance broker, to bind the policies recommended in Option 2 of its Revised Insurance Renewal Proposal dated June 30, 2020, for coverage from July 15, 2020 to July 15, 2021, at a total annual premium not to exceed \$419,457, comprised of the following coverages: Package policy (Greater New York, building limit of \$279,899,000): \$359,502; Business auto coverage (Greater New York): \$12,738; Primary & excess crime coverage

(Cincinnati): \$2,751; Primary & excess crime coverage (C.N.A.): \$328; Non-profit D&O liability (Travelers): \$10,488; Primary commercial umbrella (Greater New York, \$25,000,000 limit): \$15,150; and Excess liability (Greater New York): \$18,500. Annual total: \$419,457. Passed 9-0.

B. Draft Fiscal Year 2021 Budget: Mr. Reem moved the Board approve the revised Draft FY21 Budget distributed to Board members on July 1, 2020, with no increase in condominium fees effective Oct. 1, 2020, summarized as follows: Total expenditures of \$8,009,467: Operating

expenses of \$4,832,825 and total reserve contributions of \$3,176,642; Total estimated revenue of \$8,009,467: Condominium fees of \$7,844,949 and other income of \$164,518. BE IT FURTHER RESOLVED, that a copy of the Draft FY21 Budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed 9-0.

C. Tree Removals: Mr. Reem moved the Board approve the tree removals by Lancaster Landscapes at a cost of \$13,950. Passed 9-0.

BUDGET

continued from page 1

increase in operating expenses and keep fees at FY20's level. However, if there is a final audited FY20 operating surplus, then it will be added to the reserve contribution to make up for the decrease in an amount up to \$109,289 (\$77,217 plus the originally programmed \$32,072 [1%] increase recommended in the Association's 2019 reserve study).

CRITICAL RESERVE PROJECTS

The draft budget compensates for reduced reserve contributions by executing only FY21 reserve projects that need to be completed during the pandemic. These critical projects, all of which will be funded from FY21's reduced reserve contribution, total \$1,955,213 in inflation-adjusted dollars and include \$612,000 for backyard fence replacement (one ward), \$400,000 for slate roof replacement, \$485,000 for masonry repairs and rotten wood replacement, and \$140,000 for shutter replacement.

RESCHEDULED RESERVE PROJECTS

Originally scheduled FY21 reserve projects that can be delayed without degrading our capital assets

have been rescheduled to future fiscal years. These projects total \$2,126,768 in inflation-adjusted dollars, and include \$528,850 for parking lot renovations, \$120,000 for renovation of one pool house, \$244,000 for tennis court resurfacing and lighting, and \$600,000 for apartment building hallway renovations. These capital projects will draw down funds from our reserve account, which is expected to grow from approximately \$4.7 million at the end of FY20 to over \$5.9 million at the end of FY21.

INCOME

Condominium fees (\$7,844,949) will fund almost 98% of FY21's projected \$8,009,467 in spending, with other sources of income (\$164,518), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 2%. Anticipated interest income (\$89,500) is 10.5% (\$10,500) less than budgeted in FY20. Interest income will continue to decrease in future fiscal years because interest rates have been slashed as part of the effort to combat the severe economic downturn during the COVID-19 crisis.

NEXT STEPS

- **AUGUST 5:** The Board will approve the final FY21 budget at its Wed., Aug. 5, 2020, meeting.
- **LATE AUGUST:** A copy of the budget, payment coupons, and a budget information letter will be mailed to homeowners in late August. Condo fees for individual units are assessed according to a unit's share of the Association's total equity. For example, a Clarendon II unit, Fairlington Villages' most common unit type, represents 0.062% of total equity. Under the draft FY21 budget Clarendon II owners would see no increase from the current monthly fee of \$406.

IMPORTANT CAVEAT

Although fees are not projected to increase in FY21, a final word of caution is necessary. The Association can afford to keep fees flat for only one fiscal year. We will need to resume fee increases in FY22 to cover any rises in operating spending and implement our 2019 reserve study's recommendation that reserve contributions increase by 1% each year in order to fully fund our reserve account.

— Harold Reem, Treasurer

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

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 August 2020

Meetings conducted via telephone conference.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 August
2	3	4	5 Board Meeting 7 pm	6	7 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	8
9	10 Grounds Committee 7 pm	11	12	13	14 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	15
16	17	18	19	20	21 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	22
23	24	25	26	27 Book Club <i>Summer Sisters</i> 6:30 pm	28 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	29
30	31	1 September	2 Board Meeting 7 pm	3	4 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	5

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