



# North Fairlington

# News

Historic Fairlington Villages

DECEMBER 2020

VOL. 42, No. 12

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

## Board Election for Three Seats in 2021

Three Board of Directors seats will be up for election in 2021:

- ✓ Ward II
- ✓ Ward IV
- ✓ One At-Large position.

Board elections will take place at our Annual Meeting on March 31. Members of the Board of Directors are all volunteers; the positions are not compensated.

If you are interested in running for one of these seats, the first step

is to qualify by obtaining the signatures of 25 Fairlington Villages owners on a candidacy petition.

The management office can provide this form to you; the office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m.

The specific requirements for running will be detailed in our January newsletter.



## Management Office Holiday Hours

Dec. 24, Christmas Eve	Office closes at 12 noon
Dec. 25, Christmas Day	Office closed
Dec. 26, Saturday	Office closed
Dec. 31, New Year's Eve	Office closes at 12 noon
Jan. 1, New Year's Day	Office closed
Jan. 2, Saturday	Office closed

## Join the Circle and Get Your New Parking Decal

### DO NOT GET TOWED IN 2021

The 2021 parking decal is a circle. All Fairlington Villages 2020 parking decals in a square shape will expire on Thursday, Dec. 31, 2020. The 2021 decals are available at the management office.

As of Jan. 1, 2021, vehicles without a valid 2021 decal in the shape of a circle in Fairlington Villages' parking lots are subject to immediate towing at the owner's risk and expense, with no regard to whether expired permits are displayed.

### MAKE AN APPOINTMENT

Circle by the office; for the safety of all, only one visitor will be admitted to the office at any given time. Please wear your mask when you visit and practice social distancing. To avoid waiting outside while other residents are being served, schedule an appointment.

The management office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m. Please note our holiday hours as listed above. Call 703-379-1440 or e-mail [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)

to arrange a convenient time to pick up your decal.



### DECAL REQUIREMENTS

To be issued a 2021 parking decal:

1. Condominium assessments for the unit must be paid and current.
2. A current lease must be on file for rented units.
3. A current automobile registration must be presented for each vehicle for which a decal is being requested.

No decal may be issued unless each of these requirements is met—there are NO exceptions.

Ring in the new year with your new decal! Make an appointment to get your 2021 decal today.

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

Drop household trash in the bin Monday through Saturday from 6 a.m. to 9 a.m. \*Except Dec. 25 + Jan. 1\*

## Growing Gratitude for our Lovely Landscape

### GROWING TOGETHER

It has been well publicized that our tree canopy in Fairlington has suffered an incredible blow over the last 12 months with the removal of over 50 trees around the property. Management and the Grounds Committee have worked tirelessly to select appropriate replacements to be planted by our landscaper, as well as through the Tree Canopy Fund with Arlington County late this year.

During the selection process, the Grounds Committee received a letter from 12-year-old Ben regarding a cherry tree that had died on his cul-de-sac on S. 31st Road. Ben had been growing a native redbud tree in his own backyard, and offered to donate the tree and plant it as a replacement for the cherry tree in the front common area. The Grounds Committee was

delighted to receive this generous offer and immediately recommended that Management assist Ben with his plan.

On Nov. 6, Ben planted his tree in the courtyard with several neighbors offering words of encouragement. A big thank you goes out to Ben and his parents for their dedication to the beautification of Fairlington and to their project that will live on and benefit our community in many ways for years to come!

### AGLOW WITH COLOR

Our landscaper replaced the flowers in our focal planting beds. The pansies can survive extreme cold and will provide some vibrant color throughout the coming months.

### HELP SHAPE THE FUTURE OF ARLINGTON'S TREES AND NATURAL RESOURCES

Arlington is developing its Forestry and Natural Resources Plan, which will provide strategies to support current conditions and future possibilities to advance Arlington's stewardship of its trees and natural resources.

Share your perceptions, interests, and aspirations about the county's conservation and maintenance of our ecosystems over the next year to inform the development of this plan and bring your priorities to life. Sign up to learn more at <https://projects.arlingtonva.us/fnrp/>.

It is easy being green! Save natural resources by going paperless. Sign up for email delivery of this newsletter today. Contact the management office for details.



PHOTO BY MARK JOHNSON

A young Fairlingtonian plants a tree in the common area.

## Patrolling for Safety

The Association contracts with Master Security to provide a uniformed patrol officer from 8 p.m. to 4 a.m. daily. You may have seen our patrol officer driving around the neighborhood in a white pickup truck with a flashing security light. You can telephone the officer on duty at 571-215-3876.

The Patrol Service responds to non-emergency community disturbances, including parking violations and improper use of the amenities. Please be aware that if you are on our tennis courts, the patrol officer may ask to verify your Fairlington Villages identification.

The patrol officer is not a police officer. If you are having an emergency or if you witness a crime, then please call the police at 9-1-1.



PHOTO BY MARK JOHNSON

Our patrol service officer may ask to see your Fairlingtonian ID if you are on the tennis courts.



## Do You Know All of Your Neighbors?

Remember!, we must coexist with the wildlife in our area, like deer, raccoons, possums, foxes, and coyotes, that has itself adapted to an urban environment—not only for their benefit, but ours as well. Wildlife has historically played a part in the daily life of numerous cultures. Many people are convinced that maintaining our connection with wildlife will inspire a sustainable lifestyle.

Under normal circumstances, coexistence will result in few interactions between animals and people. For the most part, humans are diurnal (up and about during the day) while our wild neighbors are primarily nocturnal. Virginia law prohibits feeding wildlife to avoid habituation, in other words, making animals dependent on food provided by humans rather than prey it hunts on its own.



PHOTO BY LINDA LAM  
A foxy Fairlingtonian out for a stroll.

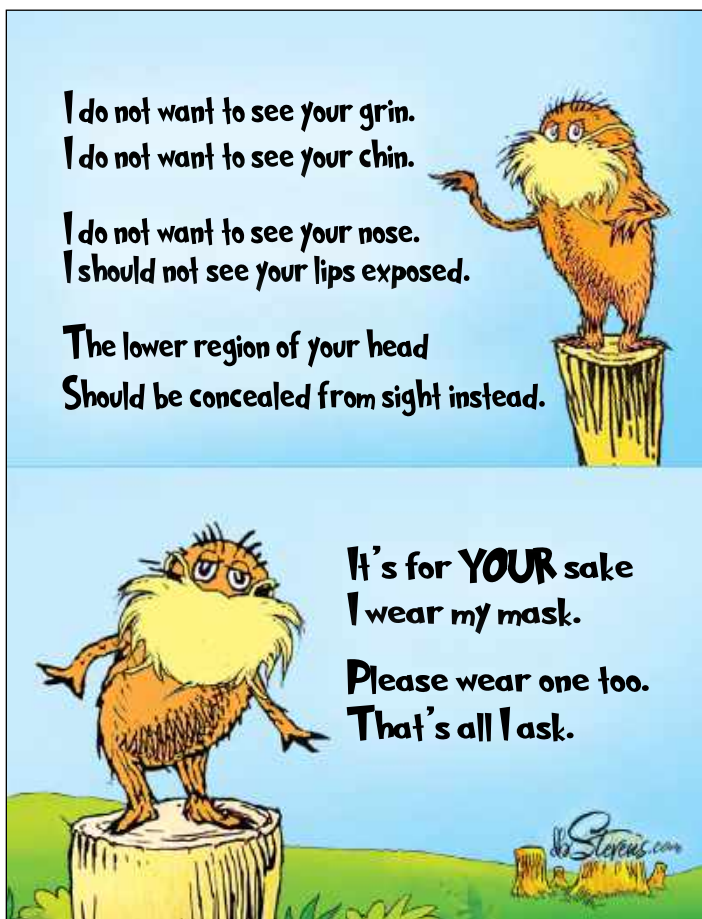


IMAGE COURTESY DB STEVENS

Please wear a mask and practice social distancing.

### Review Regional Coronavirus Case Data

A new website features the impact of COVID-19 on the area. The Northern Virginia Regional Commission uses data from the Virginia Department of Health and is updated every Thursday. You can review case rates and rankings by ZIP code or social vulnerability, explore interactive maps, and get more resources.

Visit <https://storymaps.arcgis.com/stories/302bff8bc61343b4914a25a477bb6f4f>.

## For the Love of the Game



PHOTOS BY DANIEL MESHEL

The Fairlington Adult Tennis Ladder Winners and Runners-Up were determined in October and awarded trophies. And the winners are... TOP PHOTO: the 4.0-5.0 Runner-up Roy Satterwhite on left and the Winner Brian McCulloch on right. BOTTOM PHOTO left to right: the 3.0-3.7 Winner John Miller, Runner-up Martha Vlahakis, and Presenter Larry Straub.

## Activities Around the Village

### Our Book Club Meets on December 10

Please join us for the Fairlington Book Club virtual discussion on Thursday, Dec. 10, at 6:30 p.m.

Please visit our "Fairlington Area Book Readers Group" Facebook page at <https://www.facebook.com/fairlingtonvillages.com>.

[facebook.com/events/179571083430289/](https://www.facebook.com/events/179571083430289/) for the latest information about meeting details. You do not have to attend every discussion to participate. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Collecting for the Holidays

In the spirit of the holiday season, we will collect toys for Marine Toys for Tots and canned goods for the Arlington Food Assistance Center. You will find the collection boxes outside of the management office during regular office hours.

## Trick or Treat Done Safely from Six Feet



PHOTOS ABOVE BY MELANIE ALVORD  
Molly Polen of Ward VI provided a socially distant, but spooky Trick or Treat experience for our young Fairlingtonians on Halloween.

PHOTO AT RIGHT BY SUSAN TATUM  
A house cat or a cat the size of a house?! A large black feline loomed over the neighborhood.



Get the newsletter by email and see our photos in color. Contact the management office and sign up today.



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



### **Holiday Office Hours**

Happy holidays to our Fairlington community. Please note our seasonal management office hours:

- Dec. 24, Christmas Eve, office closes at 12 noon
- Dec. 25, Christmas Day, office closed
- Dec. 26, Saturday, office closed
- Dec. 31, New Year's Eve, office closes at 12 noon
- Jan. 1, New Year's Day, office closed
- Jan. 2, Saturday, office closed.

### **How We Prepare for Snow**

Fairlington Villages has a standing plan for the inevitable snow events coming this winter. Our five vehicles used to remove snow have been serviced: two pickup trucks, a Bobcat, and two small tractors. Snow melt supplies have been stockpiled. Additional snow shovels have been purchased for the temporary labor we engage. We remain confident in our readiness to respond to the challenges that winter weather presents us.

### **Know Our Snow and Ice Removal 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 vehicles can access the property.
2. Clear accessible areas of parking lots, building steps, and entrance walkways.
3. Clear snow from all other sidewalks.

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.

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.

## **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.

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.

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.

### **Be Watchful with Winter Weather**

**Outside Water Faucets:** Common area faucets have been shut off. If you have not already shut off your outside faucet, then you should do so immediately in order to avoid potentially significant costs for repair next spring. If you do not know if you have control

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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 VI Director

Melanie Alvord

mellie.ward6@comcast.net

Secretary, At-Large Director

Anne Wasowski

aw4fair@gmail.com

Treasurer, Ward III Director

Harold Reem 703-845-8659

hnreem@comcast.net

Ward I Director

Jessica Auston

fvwardi@gmail.com

Ward II Director

Ed Stollof

estollof1@gmail.com

Ward IV Director

Andi Dies 703-836-3323

Ward V 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 and

Susan Tatum

activities@fairlingtonvillages.com

Architectural Control: Barbara

Keyser and Sean Keyser

variance@fairlingtonvillages.com

Communications/Technology:

Vacant

comm@fairlingtonvillages.com

Grounds: Angela McNamara and

Jim Ostroff

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, December 2, 2020

The following is the preliminary agenda for the Dec. 2, 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 – Nov. 4, 2020
- V. Old Business
- VI. New Business
  - A. Shutter Replacement – Ward V
  - B. Rotten Wood Replacement – Ward III
  - C. Retaining Walls
  - D. Trash Enclosures
  - E. Workers' Compensation Insurance Renewal
- 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 – Jan. 6, 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.

### MANAGER'S CORNER

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over a shutoff valve, then please call the management office.

**Hoses:** All hoses should be disconnected from the faucets, even if they are still in use.

**Winter Absence Precautions:** If you will be on travel, then please remember to leave your heat on and set your thermostat at 60° Fahrenheit or higher to help prevent the pipes from freezing. Leave kitchen and bathroom cabinets open to increase warm airflow.

**Extension Cords:** Please be cautious in your use of extension cords and power strips. Overuse overloads circuits, and they should never be covered under rugs, furnishings, or holiday presents!

**Space Heaters:** If you use a space heater, then please keep the area around it clear and free of clutter and do not use it unattended.  
**PLEASE DO NOT USE KEROSENE OR PROPANE HEATERS INDOORS.**

## Board Meeting Highlights

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

### New Business

**A. Variance Request – 2856 S. Abingdon St. – Remove a Load-Bearing Wall Between the Kitchen and the Living Room and Remove a Non-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 living room and remove a non-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 8-0.

**B. Purchase of Maintenance Truck:** Mr. Reem moved the Board authorize Management to purchase one low-mileage used pickup truck with similar features as the Nissan Frontier to replace the last Vantage utility vehicle in use by the Association's maintenance staff, at a cost not to exceed \$20,000 plus state sales tax. Passed 8-0.

**C. Annual Tree Pruning:** Mr. Reem moved the Board approve the proposals from Lancaster Landscapes for tree pruning and tree removals at a total cost of \$49,529. Passed 8-0.

**D. Staff Holiday Bonuses:** Ms. Alvord moved the Board authorize \$4,750 plus FICA taxes for holiday

bonuses for the Association staff to be distributed as recommended by the General Manager and approved by the President, with length of service to be a guideline. Passed 8-0.

**E. Assessment Collection Procedures:** Mr. Brown moved the Board hereby adopt the amended assessment collection policies and procedures as part of the Association's *Rules and Regulations*, which hereby supersede and replace any and all previous rules and regulations pertaining to the collection of assessments. Passed on a roll call vote (8-0) with Ms. Alvord, Mr. Brown, Ms. Dies, Ms. Placek, Mr. Reem, Mr. Stollof, Mr. Straub, and Ms. Wasowski in favor.

## A Spirited Fright Night



PHOTOS BY SUSAN TATUM

The evening hours of Halloween showed off the eerie lights and haunting decor in the neighborhood. To see what else was brewing on this ghoulish night, visit our [Facebook](#) page.



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

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**Meetings conducted via telephone conference.**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		<b>1 December</b>	<b>2</b> Board Meeting 7 pm	<b>3</b>	<b>4</b>	<b>5</b>
<b>6</b>	<b>7</b> Grounds Committee 7 pm	<b>8</b>	<b>9</b>	<b>10</b> Book Club 6:30 pm	<b>11</b>	<b>12</b>
<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b> Architectural Control Committee 7 pm	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> OFFICE CLOSSES AT NOON TRASH PICKUP	<b>25 Christmas</b> OFFICE CLOSED TRASH WILL NOT BE PICKED UP	<b>26</b> OFFICE CLOSED TRASH PICKUP
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b> OFFICE CLOSSES AT NOON TRASH PICKUP	<b>1 January</b> OFFICE CLOSED TRASH WILL NOT BE PICKED UP	<b>2</b> OFFICE CLOSED TRASH PICKUP
<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 conducted via telephone conference unless otherwise indicated. Please call the office to confirm.