



North Fairlington News

Historic Fairlington Villages

FEBRUARY 2020 VOL. 42, No. 2

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

Three Directors to be Elected at Annual Meeting in March

Three of the nine positions on the Board of Directors will be open for election at North Fairlington's Annual Meeting on Wed., March 25. Directors representing Wards III, V, and one At-Large position will be elected. The Ward III position currently held by Harold Reem, the At-Large position currently held by Anne Wasowski, and the Ward V position currently held by Philip Brown, will each be up for 3-year terms.



The election is held at the Annual Meeting on Wed., March 25, at 7 p.m. in the community center. Learn about the Association's finances, plans, and the major issues and events of the year. Homeowners may raise ques-

tion about poli-

quorum of unit owners to conduct our business and your vote is vital to this process. Homeowners of record will receive detailed information, a ballot for director positions, and a proxy form this month. Owners will be able to vote their proxies online.

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

ties and comment on issues of concern to the Association. We must have a



The management office will be closed Presidents' Day, Mon., Feb. 17
Trash will be picked up

Redevelopment Recap Next Month

In our March issue be sure to look for our update regarding the Town Hall Meeting held on Jan. 22, with Standard Communities, the developer proposing redevelopment of Park Shirlington Apartments located at 44510 31st St. South, Arlington, VA.

The two-phased redevelopment will result in 612 new apartments and townhomes and renovation of 105 existing homes in Park Shirlington.



**JOIN US ON GAME DAY ON FEB. 2
TO WATCH AMERICAN ATHLETES
AND FUN ADVERTISEMENTS**

Cultivating Our Urban Arboretum

In this month of hearts and flowers, take a moment to appreciate the abundant and diverse tree canopy of Fairlington Villages. Did you know that Fairlington Villages has more than 37 different species of trees? This community is an urban arboretum!

Fairlington trees support our dynamic local ecosystems and provide critical benefits to people and wildlife. Trees:

- Remove carbon dioxide from the air and produce oxygen,



PHOTO BY EDWARD STOLLOF

Fairlington Villages takes great pride in supporting a diversity of trees on our beautiful grounds.

one reason we often feel uplifted when walking among them. They also intercept airborne pollutants.

- Absorb storm water runoff, reducing erosion and pollution in our waterways. A healthy tree canopy results in cleaner rivers.
- Provide shade and help save energy. Casey Trees estimates that residents and businesses save a cool \$3.5 million annually in energy costs in DC where the tree canopy is protected.
- Mitigate climate change by sequestering carbon.
- Create healthier communities by combatting stress, anxiety, and depression. Exposure to trees is associated with fewer sick days, faster recovery times, and a greater sense of well-being.
- Calm traffic by slowing drivers and protecting pedestrians.
- Attract tourists and customers. People linger and shop longer at businesses surrounded by trees.

- Support wildlife for many migratory and native species.

I think that I shall never see A poem lovely as a tree...

Joyce Kilmer

- Increase property values by adding beauty, form, and structure to urban design.

Fairlington Villages Management protects our tree canopy by using sustainable landscaping practices that include monitoring trees for health and safety and succession, or second planting. This procedure entails the planting of young trees among declining older ones to keep areas green over time. Fairlington Villages saves on the costs of new tree planting through the Arlington County tree canopy fund as well as other grants. The next time you are walking around the property stop, take a deep breath, and appreciate the rich, diverse Fairlington Villages tree canopy. It's good for your health!

— A. Wilson, Grounds Committee

Tree facts adapted from Casey Trees.

Trash Disposal Hours are 6 a.m. to 9 a.m. Monday through Saturday

Our trash collection policy allows trash to be placed out Monday through Saturday between 6 a.m. and 9 a.m. There is no trash collection on Sunday. We are fortunate as a community to have trash collection six days a week! It is truly a luxury that very few communities continue to enjoy.

The three biggest reasons we restrict trash disposal to these hours is volume, smell, and noise.

VOLUME. The Association is satisfied it has the correct number of containers in the proper locations throughout the property,

however, it is imperative we monitor the volume of trash. Our limited disposal time period is intended to prevent an overflow of trash.

SMELL. A major concern is smell, particularly in warm weather. Imagine the aroma of rotting trash allowed to bake in the outdoor heat for 20 hours?

NOISE. Restricted hours help avoid sound disturbances created when people allow the container lid to "drop" closed. For residents in close proximity to the trash container locations, noise is a concern of paramount importance.

The Association's 24/7 Trash & Recycling location, behind the office and beside the maintenance yard just after the intersection of 29th and Abingdon Streets toward the Elementary School is available to those unable to meet the daily disposal time frame. We must be mindful of each other and have a care for the aesthetics of the community to ensure that Fairlington's property values and reputation continue to rise! The Board firmly believes that maintaining restricted hours for the disposal of trash is a key contributor to this goal.



Resolve to Read

Need something to read in the New Year? Come by our Fairlington Villages Little Libraries located on the southern side of the community center parking lot, adjacent to the sidewalk from Abingdon Street to the school entrance. There is one each for Children, Young Adults, and Adults. Feel free to take a book or leave a book!

Book Club on Feb. 27

The book club will meet on Thurs., Feb. 27, at 6:30 p.m. in the community center. We typically meet and visit for the first 30 minutes and start our discussion at 7 p.m. You do not have to attend every discussion to participate. Find more details on our Book Club's Facebook page: <https://www.facebook.com/groups/185662778799790/events/>. If you have further questions, email bookclub@fairlingtonvillages.com.

Spend Some Time with Our Committees

As February is the month of love and we love our volunteers! Fairlington Villages is fortunate to have generous and dedicated individuals who help make our community a wonderful place to live. But we need more help to keep it viable. Please volunteer with us.

You can give a little or a lot. Our committees are happy to have you work on a specific task such as writing an article, or a bigger project such as planning an event.

Please consider sharing your talent, expertise, or even an interest in learning something new with your Fairlington neighbors. We have six committees to choose from:

- Activities
- Architectural Control
- Communications/Technology
- Grounds
- Pools
- Tennis

Please see the committee chairs listed on page 6 and feel free to connect via email directly. You can always contact the management office at 703-379-1440 or email office@fairlingtonvillages.com for more information.



In Memoriam

On Jan. 13, Peggy Bultman passed away unexpectedly. Peggy was the long time chair of the Tennis Committee. She will be missed by her fellow tennis players and Fairlington friends.

EMERGENCY PREPAREDNESS MEETING ON FEB. 13

The Emergency Preparedness Working Group will meet on the second Thursday of the month, Feb. 13, from 7 p.m. to 9 p.m. in the community center. Meetings are open to the public. If you would like to participate or provide feedback, then please email empreg@fairlingtonvillages.com.

Know When to Complete a Variance Request Form

Homeowners are required to submit a Variance Request Form and obtain approval before undertaking renovations that will affect the structure or certain other aspects of their units. The Architectural Control Committee now requires a building permit for any structural change.

If renovation work was completed before a variance request has been approved, such as in the case of work done by a previous owner, homeowners are still required to obtain an approved variance request to bring the renovation into compliance with Association rules. To ensure the safety and structural integrity of the past renovations,

the homeowner follows the same process for submitting a Variance Request Form with supporting documentation for the Architectural Control Committee to review and approve.

In most cases, the committee has been able to quickly review and approve variance requests for previously completed work. Oftentimes, unapproved renovations are discovered during pre-sale inspections by the management office. Unapproved changes to the structure of a unit can delay a sale until a variance request is approved. Therefore, it is important for owners to submit a Variance Request Form promptly upon discovering

an unapproved alteration.

Monthly Architectural Control Committee meetings are typically held on the third Thursday of each month at 7 p.m. in the community center.

— Sean Keyser, Co-Chair,
Architectural Control Committee

SUPPORTING DOCUMENTATION FOR A VARIANCE REQUEST FORM

- ❑ Three forms of visual documentation: photos of the affected spaces, annotated floor-plans, and professional drawings.
- ❑ Engineer's letter required for any changes to walls.
- ❑ County building permit required for any structural changes.

Activities Around the Village

Sport Your Team Spirit at Our Game Day Party on Feb. 2

On Sun., Feb. 2, gather with your neighbors for pizza, snacks, and beer as we broadcast the Big Game on a big screen with our LCD projector at the community center. Doors open at 6 p.m.

As of this writing, we do not know which teams we will be cheering on to the finish. We do know the halftime show will include JLo and Shakira. And we know a great evening awaits all who attend our family-friendly Game Day!

If you can volunteer to help with this event, then please email activities@fairlingtonvillages.com or call the office at 703-379-1440.

Leap into Planning with the Activities Committee on Feb. 19

The Activities Committee will meet on Wed., Feb. 19, at 7 p.m. in the community center. We will discuss our plans for the 2020 roster of events.

You do not have to help with every event in order to be active with the Activities Committee! If you want to volunteer, then please

email activities@fairlingtonvillages.com or call the office at 703-379-1440.

Activities Committee Announces a New Co-Chair

The Activities Committee gratefully welcomes Alicia Cordero as a co-chair of the committee. We look forward to her assistance in continuing our successful programming of community events.

We wish to express our many thanks to former co-chair Warene Sheridan for her contributions in helping lead the committee.

Viewing History with Champions

VINTAGE VILLAGE PHOTOS



2019 PHOTOS BY GUY LAND AND ON PAGE ONE Game Day 2019 captivated Fairlingtonians as we watched New England slowly take another victory. In 2020, it is anybody's guess what might happen. Football fanatics, friendly rivals, music fans, and commercial connoisseurs — all are welcome on Feb. 2, 2020, at 6 p.m. in our community center.



Save the Date

April 11 Egg Hunt

10 am – 11 am



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



Holiday Decorations Deemed Out of Season

A friendly reminder that Jan. 15 has passed, meaning, any holiday decorations displayed in accordance with the seasonal exception for a variance are no longer permitted.

Decoration of the common areas of multi-unit buildings or shared porches beyond the holiday season is permitted only with an approved "Request for Decorating Common Areas Approval Form." There are exceptions for doormats outside of your unit door and for decoration of your unit door, provided there are no alterations or penetrations to the door, jamb, or other parts of the building. If you have any questions, then please refer to the Standard Policy for Decorating Limited Common Areas and Shared Common Areas.

Calling Attention to Clogged Drains

Sewer back-ups and drain stoppages are among our most difficult maintenance problems. We cannot stress the importance of reporting a sewer back-up to management promptly. Many of the drain stoppages, particularly in kitchens, may be common area problems, and need to be reported to management so we can mitigate potential damage.

If your kitchen is "back-to-back" with the kitchen in the unit next to you, then it is likely that the drain lines from both kitchens connect into a common line on their way to the main sewer lines. Snaking a common line without access to the next door unit may result in draining your stoppage into the next door unit. When your kitchen drain is clogged, check with your neighbor first, to see if they share the problem, before contacting a plumber to snake the drain.

Ensuring Proper Insurance Coverage

Compiling paperwork for tax season is a great time to review the Association's insurance policies. The Property Coverage includes the unit interior walls, original floors, original fixtures, original permanently installed items in the kitchen and bath such as cabinets and counter tops, sinks, commodes, bathtubs, and showers, on a replacement cost basis. It does not cover any building upgrades by unit owners over the years, such as wallpaper, carpeting, flooring, cabinets, counter tops, or added built-ins. It also does not cover any of the unit-owners' or renters' personal property. The policy is subject to a \$10,000 deductible and the unit owner may be responsible for that deductible under certain provisions of the resolution on Insurance

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 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 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.

Claims-Deductible Responsibility.

As a unit owner or renter you should have your own personal insurance policy to cover the following items that are not covered by the Association:

- **Your personal belongings:** furniture, clothing, computers, jewelry, etc.
- Building additions or alterations: if you added new carpet, a new kitchen, etc. — any upgrade from the original construction is your responsibility.
- **Loss Assessment Coverage:** to protect your responsibility to the condominium in the event of an assessment, including an assessment for the deductible portion of a claim.
- **Personal Liability Coverage:** to protect you if a person is injured on your property.
- **Loss of Use Coverage:** provides coverage for expenses to relocate to a hotel during the period when your unit repairs, resulting from an insurance claim, are performed.

Please consult your own insurance professional for advice as to the limits and additional coverage that are best for you.

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: vacant

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, February 5, 2020

The following is the preliminary agenda of the Feb. 5, 2020, Board of Directors meeting. The Board invites residents to review the agenda, contact a Board member with concerns or suggestions, and attend. The meeting will be held at 7 p.m. at the community center.

- I. Residents' Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Jan. 8, 2020
- V. Old Business
- VI. New Business
 - A. Variance Request – 3092 S. Woodrow St. (Install Coded Front Door Lock)
 - B. FY2019 Audit Acceptance
 - C. FY2020 Auditor Engagement
 - D. FY2020 Masonry Repair Project – Phase 6
 - E. Janitorial Contract
 - F. Certification of Candidates
 - G. 2020 Election Panel Director Members
 - H. 2020 Election Panel Non-Director Members
 - I. Amanda Taylor Award
- VII. Management Action Items
- VIII. Reports
 1. Officers (President, Secretary, & Treasurer's Reports)
 2. Committees
 3. Management's Financial Report
 4. Management's Administrative Report
 5. Maintenance Reports
 6. Operations Report
- IX. Establishment of Next Board Meeting – March 4, 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. during regular office hours: 8:30 a.m. to 5:30 p.m. Monday through Friday, and 9 a.m. to 2 p.m. on Saturday. The Board Packet is available for review beginning on the Thursday prior to the regular meeting of the Board.



Vote on March 25!

Plan to attend our Annual Meeting on March 25 or vote your proxy in advance. Three directors will be elected. Remember, we must have a quorum of unit owners to conduct our business.

Board Meeting Highlights

The Board held its regular meeting on Jan. 8, 2020. The following are highlights.

New Business

A. Request for Disabled Parking Space (4877-B S. 28th St.): Ms. Wasowski moved the Board approve Management's action of installing one disabled parking space in parking lot #33 (4869-4885 S. 28th St.) and approve the request from the homeowner. Passed 7-0.

B. Auditor Engagement: Mr. Brown moved the Board authorize Management to contract with Johnson, Bremer and Ignacio, CPAs, to prepare annual audits of the Association's financial statements and federal returns, as set forth in its engagement letter, for

the following year at the aggregate amounts specified: For Fiscal Year 2020: \$11,750 (Tax Returns: \$1,000; Annual Audit: \$10,750). Seconded by Ms. Dies and Tabled.

Mr. Brown moved the Board table a motion concerning contracting with Johnson, Bremer and Ignacio, CPAs, for preparation of the FY2020 Audit and Tax Returns until the February meeting of the Board. Passed 7-0.

C. Strategic Plan Reporting: This was an item for discussion only and no motion was forthcoming from the discussion.

D. MadWolf Technology Contract

Renewal: Ms. Wasowski moved the Board approve the Managed Service Provider Agreement Renewal with MadWolf Technologies from Feb. 1, 2020, to Dec. 31, 2020, in an annual amount of \$21,228 payable in monthly installments of \$1,769. Passed 8-0.

E. Ratification of Management Action Taken Dec. 11, 2019, on Behalf of the Board: Ms. Dies moved the Board ratify Management's Action taken on Dec. 11, 2019, approving the variance requested by 4858 28th St. South, Unit B1, based on a written "Sense of the Board" taken that same date. Passed 6-2.

Defining Community in Fairlington Villages



2019 PHOTOS BY GUY LAND
Fairlingtonians come out in full force to enjoy our diverse activities such as our 4th of July Parade, our Morning with Santa, a Pool Party, and the Easter Egg Hunt. But we cannot host these events without the help of our generous volunteers. Get in on the fun and volunteer in 2020!



**JOIN US
FOR
OUR
2020
EVENTS**

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

Presorted Standard
 U.S. Postage PAID
 Arlington, Virginia
 Permit No. 559



8 North Fairlington News
 February 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 February
2 Game Day Party 6 pm	3 Play Group 10 am – noon	4	5 Board Meeting 7 pm	6	7	8
9	10 Play Group 10 am – noon Grounds Committee 7 pm	11	12	13 Emergency Prep. Working Group 7pm	14	15
16	17 Presidents' Day OFFICE CLOSED TRASH PICK UP	18	19 Activities Committee 7 pm	20 Architectural Control Committee 7 pm	21	22
23	24 Play Group 10 am – noon	25	26	27 Book Club 7 pm	28	29
1 March	2 Play Group 10 am – noon	3	4 Board Meeting 7 pm	5	6	7

Meetings held at the community center unless otherwise noted. Please call the office to confirm.