



North Fairlington News

Historic Fairlington Villages

JANUARY 2021 VOL. 43, No. 1

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Considering Running for Our Board by January 29

THREE OPEN POSITIONS

Three of the nine positions on the Board of Directors will be open for election at North Fairlington's Annual Meeting on Wednesday, March 31. Directors representing Wards II and IV, and one At-Large position will be elected. The Ward II position currently held by Edward Stollof, the Ward IV position held by Andi Dies, and the At-Large position held by Larry Straub, will each be up for 3-year terms.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the

entire community (three) and each ward (six). The positions are not compensated. The Board typically meets the first Wednesday of each month at 7 p.m.

CANDIDACY CRITERIA

Candidates must own a unit in Fairlington Villages; be current with condo fee payments; and reside in the ward in which they are running, except for an At-Large seat. Candidacy petitions will be reviewed to confirm eligibility and certified by the Board at its Wednesday, Feb. 3 meeting.

Homeowners may obtain election rules at the management office. For more details on how to become a candidate or questions about the election process, please contact the management office or a Board member.

CANDIDACY PAPERWORK DUE JANUARY 29

To run for a Board position, file a required Candidacy Petition with 25 unit owner signatures and an optional Candidate Statement, no later than Friday, Jan. 29, at 5:30 p.m. in the management office.

Management Office Holiday Hours

Jan. 1, New Year's Day, Office closed
Jan. 2, Saturday, Office closed
Jan. 18, MLK Jr. Day, Office closed



Recycle Your Holiday
Tree Curbside
Tuesdays + Thursdays
January 5, 7, 12, 14

A New and Improved Tot Lot Coming Soon

At its December meeting, the Board approved the replacement of the large play structure in the tot lot. The original structure was over 15 years old and the reserve budget had planned for its replacement when necessary. This past year the coating on the structure began to significantly delaminate, making it a potential hazard for children. The design of the old structure is no longer compliant with the current, safer design standards.

Construction is set to begin later this winter. The Association contracted PlayMark, Inc., for the tot lot improvements. Other pieces (table, bench, and stationary play piece) will be moved in order to accommodate the larger PlayMark structure with a slide.



IMAGE COURTESY PLAYMARK, INC.

The new tot lot design will feature greater safety.



ALL LANDSCAPING PHOTOS BY MARK JOHNSON

An example of Hypericum in the LEFT photo and Virginia sweetspire as a foundational border on the RIGHT.

Creating Urban Landscapes with Our Future in View

FOUNDATIONAL LANDSCAPE

The Association’s Grounds Committee has endorsed four criteria for choosing landscape plants—beauty, more sustainable (native) choices, cost, and manageable care. Like many condominium associations, Fairlington has historically used foundational plantings such as euonymus, cherry laurel, and Asian azaleas, in large part because they were cost effective, easily obtained, and consistent with our community’s Colonial Revivalist design. Other traditional choices such as privet, nandina, and burning bush are now defined as invasive in Northern Virginia. In addition to being non-native, some of the foundational shrubs, such as yews and azaleas, are not thriving due to climate change and various

diseases affecting them. The shrubs are being replaced gradually by Virginia sweetspire (*Itea virginica*), ‘Otto Luyken’ laurel (*Prunus laurocerasus*), Yaupon Holly (*Ilex vomitoria*), Ninebark (*Physocarpus opulifolius*), and hypericum among others.

North Fairlington has blended native plants with annuals in some areas to exhibit a more “traditional” landscape design. The planter in the photo below at one of the entrances to North Fairlington combines amsonia, coreopsis, and native grasses with coleus. The entry way planting educates our community about native species.

The Association has prioritized removing invasive plants such as English ivy wherever possible and, where less feasible, severely

controlling it. Invasive white mulberry trees (*Morus alba*) are another top priority for removal. The Association has updated its guidance for residents to further encourage the use of more native plants and shrubs in non-common areas. The six wards within North Fairlington receive “renovational plantings” on a rotating schedule of one ward annually. This yearly revision creates an opportunity to incorporate more native plants and shrubs in a timely, organized way throughout an entire ward. The approach allows the Association to align its strategic goals and apply the principle that it is more effective to plant larger volumes of native species than fewer, broadly dispersed non-native plantings.

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LEFT PHOTO: This shade garden uses native plants. RIGHT: An entrance planting mixes native plants with annuals.

Safety in Numbers: A Look at Traffic in North Fairlington

North Fairlington has 1,703 residential units. This means, on average, our residents generate 10,000-12,000 trips in our community during a 24-hour period (assuming six to seven daily trips per household, pre-pandemic). These are trips that our residents take by traveling to work, shop, school, recreation facilities, and to other locations. Our community trip generation also includes trips that are destined for our homes such as trash trucks, service vehicles, emergency vehicles, visitors to our homes, and delivery vehicles. Through traffic in our community would be in addition to the numbers stated above. Through traffic is defined as trips that have neither origin or destination in our neighborhood.

We have a significant amount of traffic on our Fairlington streets. In addition to cars within our street right-of-way (including parked vehicles and those vehicles that are traveling), we have many other users of our streets, on sidewalks, at crosswalks and curb ramps. Pedestrian traffic includes recreational walking and jogging, people walking dogs, parents with strollers walking with their children, and children at play.

Vehicular, pedestrian, and bicycle safety are concerns based on our traffic volumes and conflicts with the varied types of users within our neighborhood streets. Speeding is a major factor in driver, pedestrian, and bicycle fatalities and serious injuries. During the pandemic, traffic issues have been heightened, but will remain after the pandemic is over. Vehicular traffic in the region is generally lower today as compared to pre-pandemic time frames, but speeds have been greater—and greater speeds have led to more serious crashes. Moreover, traffic sounds may be masked for pedestrians using headphones.



PHOTO BY MELANIE ALVORD

Stay alert to stay safe whether you are on foot, in a vehicle, or riding a bike.

A comprehensive study by the *AAA Foundation for Traffic Safety* concluded that:

- The average risk of severe injury for a pedestrian struck by a vehicle reaches 10% at a speed of 16 mph, 25% at 23 mph, and 50% at 31 mph.
- The average risk of death for a pedestrian struck by a vehicle reaches 10% at a speed of 23 mph, 25% at 32 mph, and 50% at 42 mph.

We can change our traffic safety culture by having an understanding and awareness of the safety conditions and driver and pedestrian behaviors in our community. Below are some key observations and suggestions:

- **SLOW DOWN.** The speed limit on our residential streets is 25 mph. This is the **MAXIMUM** speed permitted. However, drivers should drive lower than the posted speed limit. Drivers should consider factors such as the time of day (is it light or dark outside?), pedestrian or cyclist activity, weather (is the road wet or dry),

on-street parking, and areas where activities occur (for example, adjacent to the tennis courts and community center).

- **USE CAUTION.** Try this as a test: When you enter our neighborhood from the King Street Gateway at 28th Street S., and proceed north/east along S. Columbus Street, you see cars parked on both sides of the street. Concentrate on what 25 mph feels like. And think about if someone is opening or closing a car door taking packages or groceries out of their car. Add stopped/double-parked delivery vehicles in the street to the equation. Now, does the speed of 25 mph seem too fast?
- **YIELD TO PEDESTRIANS.** Have you ever noticed how cars turn from King Street westbound to 30th Street South, another gateway into North Fairlington? Many cars enter the 30th Street South/S. Columbus Street

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Activities Around the Village

Talk with Our Book Club on January 28

Please join us for the Fairlington Book Club virtual discussion on Thursday, Jan. 28, at 6:30 p.m. Our January book will be *Maybe You Should Talk to Someone: A Therapist, Her Therapist, and Our Lives Revealed* by Lori Gottlieb, a psychotherapist and *New York Times* bestselling author. GoodReads.com describes her latest work as “a boldly revealing portrait of what it means to be



human, and a disarmingly funny and illuminating account of our own mysterious lives and our power to transform them.”

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, then email bookclub@fairlingtonvillages.com.

Digging Our Tree Huggers

During the summer a crabapple tree in the middle of the courtyard near 4830 S. 28th St. became diseased and had to be removed. The kids in the court were upset to lose this tree and Management agreed to find a suitable replacement that would enhance, perhaps even improve the aesthetics of the courtyard. A magnolia was selected due to its majestic appearance, successful growing history on the property, and year-round attributes. Residents were invited to participate in the planting of this new tree and learn about tree planting and the importance of the tree canopy in Fairlington. Children of all ages attended the planting of this lovely tree in our community and were excited to have been a part of this hands-on project.



PHOTO BY KAREN BRUNN

Young Fairlingtonians express their love for the new magnolia tree planted in December.

LANDSCAPING

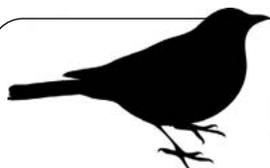
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PILOT SHADE GARDEN

North Fairlington also has planted a pilot shade garden using native plants and shrubs, including hay scented fern (*Denstaedtia punctilobula*), wild geraniums (*Geranium maculatum*), sweetshrub (*Calycanthus raulstonii*), butterfly bush honeysuckle (*Dierovilla sesli-folia*), plantain (*Erigeron pulchellus*), Allegheny spurge (*Pachysandra procumbens*), Appalachian sedge (*Carex appalachica*), Lady fern (*Athyrium filix-femina*), Marginal wood fern (*Dryopteris marginalis*), and wild ginger (*Asarum canadense*), to demonstrate which natives grow successfully in shade while also adding texture and beauty in areas with poor soil and difficult growing conditions. This has been a very successful way to both educate and garner additional support within the community, as well as allow us to replicate this in other shady areas.

INVESTING IN THE FUTURE

North Fairlington is committed to demonstrating the environmental and cost benefits of more sustainable landscaping that improves the health and well-being of residents as well as soil, flora, fauna, and water quality. Incorporating natives also supports diversity and resilience. Participation in Arlington County and Virginia’s sustainable landscaping and erosion control programs has enabled North Fairlington to deepen its investment in our community’s future. Condominium associations have an important role in creating urban landscapes that are resilient, beautiful and cost effective. North Fairlington hopes others will join in this effort.



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.

— Anne Wilson,
Grounds Committee

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



A Cornucopia of Thanks

As I have in years past, I propose beginning 2021 with a sincere thanks to the Board of Directors and Committee members who continue to volunteer their time to the Association despite the, at times exhausting, limitations imposed by the continuing Covid-19 pandemic.

Thanks also to the Association's vendors and contractors who perform excellent work in any given year, but who have gone the extra mile during this difficult year to accommodate the evolving needs of the Association. Finally, thanks to all of you for your generous donations to our Toys for Tots and Arlington Food Assistance Center collections.

Holiday Schedules for Trash, Leaves, and Trees

Trash will be picked up on Thursday, Dec. 31. Trash will not be picked up on Friday, Jan. 1, so please hold your trash until after 6 a.m. on Saturday, Jan. 2. There is never trash pick up on Sundays.

Bulk trash will be picked up Thursday, Dec. 31.

Recycling bins will be put out on Tuesday, Dec. 29, and will be collected on Wednesday, Dec. 30.

Leaf removal. Contracted leaf removal on the property has been completed for the season. If you still have leaves in your yard, then you must bag those leaves and take them to the curb for large/bulk trash pick up on Thursday. Throwing or raking leaves into the common area is not permitted at this time of year.

Holiday tree disposal. Arlington County starts tree recycling on Tuesday, Jan. 5, so please hold your trees until then. Capitol Services will be hauling trees during the first two weeks in January: Tuesday, Jan. 5; Thursday, Jan. 7; Tuesday, Jan. 12; and Thursday, Jan. 14. For your tree to be recycled, Arlington County requires the tree be clean of any decoration.

If you used a bag, then remove the bag once you get the tree to the curb. If you live in an apartment building, then please remove any needles and debris from the stairwell and hallways, as they are difficult for the cleaning crew to remove with their vacuum.

Avoid Being Towed in the New Year

Your 2020 parking decal is no longer valid in 2021. If you are parking in a lot without a 2021 decal, then your vehicle is subject to towing without notice beginning Friday, Jan. 1, 2021. Please make an appointment with the management office first and remember to bring a copy of your current registration to get your 2021 decal.

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.

Looking for a Digital Connection via Email

We continue to actively solicit email addresses to improve communication. If you have not provided your email address or if you do not know if it is current, then please call us at 703-379-1440. You can also receive your newsletter as an email attachment, saving the paper and mailing costs.

Join a Working Group in 2021

Working groups were placed on hold during 2020, but hopes are high their activities can continue in earnest in 2021, so please consider helping out. Our working groups focus on a specific topic for a short period of time. You can email the group for more details.

- Amenities Working Group
amenities@fairlingtonvillages.com
- Egress Windows Working Group
egresswindow@fairlingtonvillages.com
- Emergency Preparedness Working Group
emprep@fairlingtonvillages.com
- Noise Working Group
noise@fairlingtonvillages.com

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, January 6, 2021

The following is the preliminary agenda for the Jan. 6, 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 – Dec. 2, 2020
- V. Old Business
- VI. New Business
 - A. Variance Requests (tentative)
 - B. Audit Acceptance (tentative)
 - C. MadWolf Technology Contract Renewal (tentative)
- 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 – Feb. 3, 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.



Is your vehicle displaying a 2021 decal for off street parking? If not, then your vehicle is subject to towing!

Decals can be obtained at the management office during regular business hours; please call us at 703-379-1440 or e-mail office@fairlingtonvillages.com to make an appointment.

Board Meeting Highlights

The Board held its regular meeting on Dec. 2, 2020. The following are highlights.

New Business

A. Shutter Replacement: Mr. Brown moved the Board authorize Management to purchase the shutters from Mid-South Building Supply, Inc., at a cost not to exceed \$64,194.45 and to contract with Middlerdorf Property Services, Inc., for the installation of the shutters in Ward V, at a cost not to exceed \$60,976.50. The total cost of this project is \$125,170.95. Passed 9-0.

B. Ratification of Unanimous Consent – Rotten Wood Replacement – Ward III: Mr. Reem moved the Board hereby ratifies said action for purposes of the record and to ensure an audit trail for the expenditure. Passed 9-0.

C. Retaining Walls – 4829-A S. 28th St., 4827-A S. 28th St., 4822 S. 27th Rd., and 4801-4805 S. 31st St.: Mr. Stolof moved the Board approve the following proposals for the retaining wall replacement project at a total cost of \$58,047: American Restoration: \$49,850; Lancaster Landscapes: \$5,650; Frosty’s Heating and AC: \$2,547. Passed 9-0.

D. Trash Enclosures – 4829 S. 28th St. and 3008 S. Abingdon St.: Mr. Reem moved the Board approve the proposals from American Restoration for trash enclosure construction at a total cost of \$11,675. Passed 9-0.

E. Workers’ Compensation Insurance Renewal: Mr. Reem moved the Board authorize Holden & Company Insurance, to place Workers’ Compensation Insurance for the period of Dec. 18, 2020, until Dec. 18, 2021, with Massachusetts Bay Insurance Co. as outlined in the 2020-2021 Insurance Proposal dated Nov. 23, 2020. Passed 9-0.

F. Revisions to Replacement Residential Window Standard Policy: Mr. Straub moved the Board adopt the Dec. 2, 2020, revisions to the Replacement Residential Window Standard Policy adding a fifth “style” of basement window to the permitted list for consideration. Passed 8-1.

G. Bathroom Construction to Serve the Tot Lot and the Main Tennis Courts: Ms. Wasowski moved

the Board authorize Management to contract with Plumbing Mechanical Group (PMG Inc.) for the plumbing portion of the project at a cost not to exceed \$7,985 and with American Restoration for the construction part of the project at a cost not to exceed \$8,500. Before opening the bathroom for use, Management will assure that all health and safety factors connected to the Covid-19 pandemic have been taken into consideration. Passed 9-0.

H. Tot Lot Improvements: Ms. Alvord moved the Board approve the proposal from PlayMark, Inc., for tot lot improvements at a total cost of \$28,055 with \$25,000 remaining in the FY20 Reserve Budget for Tot Lot Improvements. Passed 9-0.

I. Resident Handbook Revisions: Mr. Straub moved the Board approve the eighth edition of the Handbook, as provided to the Board on Nov. 24, 2020, for distribution to unit owners and residents. Passed 9-0.

TRAFFIC SAFETY

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circle and accelerate their speed. Have you noticed your many neighbors trying to cross the 30th Street Circle at the curb ramps with children and pets or older adults who have slower reaction times?

- **OBSERVE BUSY INTERSECTIONS.** Have you noticed the amount of traffic and user activity at the intersection of 31st Street South and Abingdon Street? Here, there is a confluence of cars from North Fairlington plus through traffic from South Fairlington and Shirlington.
- **MAKE A FULL STOP.** When you get to an intersection, do you stop at the stop line prior to the location of a crosswalk? Please slow down and come to a full stop—not a rolling stop.

- **LOOK BOTH WAYS.** Have you noticed an increase in more delivery vehicles during the past year, as compared to prior years? Observations show many of these vehicles pull into and out of parking lots without looking as they enter our main roadways with high speeds. Pedestrians who are trying to cross our streets at curb ramps: please LOOK LEFT and LOOK RIGHT.
- **PARK WHERE MARKED.** Do not park where there are “No Parking” signs at street corners or where a curb is painted yellow. “No Parking” signs are placed at locations determined to be of poor visibility.

Driver behavior is crucial to safety in North Fairlington. When you are driving, drive less than

the maximum speed limit so you can respond to unanticipated circumstances. Drive at a speed slow enough that when you use your brakes there is sufficient distance to stop if a child or pet runs into the street. Stay on alert for pedestrians near curb ramps, driveways, and curb cuts. When it is dark outside, drive 10 mph slower. Take every precaution you can to avoid crashes and injuries in our community.

— Ed Stolof, Ward II Director,
Transportation Planner

**Remember:
We are in this
together!**

North Fairlington News
 Fairlington Villages, A Condominium Association
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 January 2021

Meetings conducted via telephone conference.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Ring in 2021 with a new parking decal! Your vehicle is subject to towing without one.				31 December OFFICE CLOSSES AT NOON TRASH PICKUP	1 January OFFICE CLOSED TRASH WILL NOT BE PICKED UP	2 OFFICE CLOSED TRASH PICKUP
3	4	5 Recycle Your Tree Curbside	6 Board Meeting 7 p.m.	7 Recycle Your Tree Curbside	8	9
10	11 Grounds Committee 7 p.m.	12 Recycle Your Tree Curbside	13	14 Recycle Your Tree Curbside	15	16
17	18 MLK Jr. Day OFFICE CLOSED TRASH PICKUP	19	20	21 Architectural Control Committee 7 p.m.	22	23
24	25	26	27	28 Book Club <i>Maybe You Should Talk to Someone</i> 6:30 p.m.	29 Board Candidacy Paperwork Due by 5:30 p.m.	30
31	1 February	2	3 Board Meeting 7 p.m.	4	5	6

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