



North Fairlington News

Historic Fairlington Villages

JULY 2020

VOL. 42, No. 7

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Homeowners' Forum on July 22 to Address FY21 Budget

Join us for Fairlington Villages' annual Association homeowners' budget forum on July 22, for an in-depth review and discussion of how your condominium fees are spent and how the budget is being constructed for Fiscal Year 2021 (FY21).

JULY 22 TELECONFERENCE

Please note these details for the Homeowners' Forum at 7 p.m. on Wed., July 22. Because of the current COVID-19 pandemic, this year's homeowners' budget forum will be conducted by teleconference. Homeowners can participate in the forum by calling in to 703-552-8058 using conference code 230349.

An online copy of the FY21 budget forum presentation slides will be posted on the Fairlington Villages website (www.fairlingtonvillages.com) on July 8, where it may be downloaded for homeowners' reference during the forum. Homeowners may also obtain a hard copy of the slides by contacting the Fairlington Villages management office at 703-379-1440.

THE ASSOCIATION BUDGET

Our Association's budget consists of three components: operating expenses, reserve contributions, and income. Income, which is almost exclusively derived from condominium fees, equals the total of projected operating expenses and reserve contributions. The budget

for current FY20, which began last October 1, totals just over \$8 million, including approximately \$4.76 million in operating expenses and reserve contributions of approximately \$3.26 million.

OPERATING EXPENSES

Operating expenses encompass all expenditures required to fund the day-to-day operation of our community. They include contracts for grounds maintenance and trash

removal, repair and maintenance expenditures, administration costs (including insurance), employee payroll and benefits, electricity, and Arlington County and City of Alexandria sewer and water fees — the single largest item in the operating budget (over 19% of the total). In current FY20 budgeted operating expenses are approximately 2% higher than FY19's final audited operating expenses.

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WAVING OLD GLORY ON THE 4TH OF JULY!

As we find new ways to honor past traditions, let's make some noise to celebrate Independence Day. Gather on your front porch or balcony at 10 a.m. on the 4th of July and wave a flag, bang a pot, or simply clap as we honor our nation's birthday! If you need some stars and stripes, then stop by the management office on July 3-4 to get your free flag. Chalk will be available for sidewalk art as well.



Looking for Lifeguards

The Board and Management have not thrown in the towel on the pool season. We are working with our pool company, other associations, Arlington County, and the City of Alexandria on options of how we can safely open our pools. One of the major issues is lack of lifeguards. Fairlington Villages will not violate the law or put our residents or Association in jeopardy.

If you or someone you know is a certified lifeguard, or interested in becoming one, please contact Premier Aquatics at **703-373-0350**.

— Terry Placek,
President, Fairlington Villages

Maintenance Updates

Introducing Havan Barnes



PHOTO BY MARCUS REED

Fairlington Villages welcomes its newest member of the Maintenance Staff, Havan Barnes.

Backyards Fencing Replacement Project – Ward I

Finally, the time has come! As we announced on TownSq, Facebook, and Twitter on May 7, and in the June newsletter, Long Fence replaced the fencing on the eastern and southern sides of the maintenance yard next to the tot lot. We

asked for residents' feedback and we thank those who provided it.

This long-awaited project is scheduled to start in early August. Phase 1 includes each of the 183 backyard "patio" fences in Ward I. The whole project is expected to be completed in about four months, at a rate of ten fences per week, weather permitting.

The first part of this project includes the units between 3066–3090 S. Abingdon St., 3057–3079 S. Buchanan St., and 4701–4731 S. 31st St. The second part will include units on S. 31st Road, 4640–4654 S. 31st St., S. Woodrow Street, 3039–3099 S. Abingdon St., and S. 30th Road. Residents will be notified as the project moves forward in Ward I.

The current fences are constructed with standard pressure-treated pine pickets, which have an average useful life of 15–20 years. They will be replaced with high-grade cedar pickets on rails supported by capped pressure-treated pine posts. The cedar being used has an expected useful life of 30 years. The height of the new fences will remain at 6-feet and the spacing between the pickets will remain at approximately 1 ½-inches to keep the level of privacy of the current fences.

Spring Property Inspection Prompts Maintenance

As the spring property inspection has been completed, the Maintenance Staff is currently working on fence and brick repairs, as well as regular maintenance to the hallways in the multi-unit buildings. Please do not be surprised if you see members of the Maintenance Staff in the hallways, on your patio, or at your gate making repairs. Thank you for your continued support!

Upcoming Maintenance Projects

Due to compliance with state, county, and city regulations for COVID-19, many of our maintenance projects were delayed. Now that we are recovering some sense of normality, the following projects will start in the next few weeks:

- Painting and rotten wood replacement in Ward III
- Pitched roofs replacement in Wards II and IV
- Porch and lead walk railings in Ward IV
- Masonry repairs in Wards I, II, and IV.

Residents will be notified as we ascertain start dates for each project.

— Miguel Galvez, Facilities Manager

Mosquito Season Is Upon Us

Summer brings mosquito season. Arlington County, the City of Alexandria, and the Fairlington Villages Association do not spray for mosquitos around the property; therefore, everyone needs to be careful to help ensure we do not create any mosquito breeding areas. The number one source of mosquitos is standing water in backyards. If you notice birdbaths, buckets, and other items that are collecting water in backyards or common areas, please report them to Management.

Also consider planting one of the many plants known to repel mosquitos. In addition to the well-known properties of the citronella plant, catnip and marigolds have been found to exhibit similar mosquito repellent properties and are worth planting for this purpose.

If you have a sunny spot on your patio or balcony for some culinary herbs, try planting peppermint, basil, or lemongrass. Any one of these herbs will make your food delicious while keeping those irritating mosquitos away!

Before you start planting in your backyard or patio, please consult our new "Fairlington Villages Landscaping Policy / Guidance for Residents" approved by the Board.

Not Yet Tot Lot

The tot lot remains closed during phase 2 of Forward Virginia. The Board of Directors will revisit when Northern Virginia enters phase 3.

Tremendous Tree Removals

Last fall an extended drought took a tremendous toll on our tree canopy around the property. In all, 45 trees either died or declined to the point where they need to be removed. In June, the Board approved Lancaster Landscapes to schedule the removals. The Association has a stated goal of one replacement tree for every tree that was removed. The replacement trees will be placed in locations recommended by the Grounds Committee as some tree locations were not ideal. Most of the replacements will be included on the Tree Canopy Fund application which Management submitted to Arlington County in mid-June. All approved locations will be planted with new trees by Arlington County later this autumn at no cost to Fairlington.



PHOTO BY MARK JOHNSON
Work on our tree canopy started in June.

Trash Reminders

You're on the team. Keep Fairlington clean!

- All trash generated by contractors working in your unit or on your patio must be removed promptly by the contractor.
- Please secure your trash bags before placing in the trash bins for the safety of those who handle it and odor control.
- Drop household trash in the bin Monday through Saturday from 6 a.m. to 9 a.m.
- Large trash pickup is on Thursday morning; place items curbside after 4 p.m. on Wednesday and before 9 a.m. on Thursday.
- If you need assistance placing your trash in the collection bin, please contact the management office for assistance. Email us: office@fairlingtonvillages.com or call us: 703-379-1440.

BUDGET

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RESERVE CONTRIBUTIONS

Reserves are set aside for long-term repair and replacement of major physical assets, including our buildings' balconies, exterior brick masonry walls, and slate and flat roofs, as well as our property's sewer lines, swimming pools, tennis courts, tot lot, parking lots, and trash enclosures. The Virginia Condominium Act requires that at least once every five years, associations conduct a study to determine the amount of reserves required to repair, replace, and restore these capital elements. In accordance with the Act's provisions the Board of Directors commissioned a 2019 Update to 2009 and 2014 Reserve Studies and the 2014 report's accompanying Exterior Wall (Masonry) study to ensure our reserves are fully funded.

The Board adopted the 2009 and 2014 studies' recommendations that reserve funding be increased

by 6% per year from FY10 through FY16, with increases reduced to 1% per year thereafter. The current 2019 Reserve Study Update, approved by the Board at its April 3, 2019, meeting, reaffirms this yearly 1% rate of increase and recommends both annual reserve spending totals and updated lists of reserve projects for the next twenty fiscal years through FY38.

The current FY20 contribution to the reserve fund, including a 1% increase in contributions from condominium fees and expected net interest of \$56,649, is projected to be \$3,263,843.

INCOME

Condominium fees are the principal means of covering our expenses, including both daily operations and major long-term reserve infrastructure repair and replacement projects. These fees comprise almost 98% of our total

income.

Historically, we have also received a small, but significant, amount of income on our investments, which largely consist of accumulated reserve funds invested in the "safe" U.S. Treasury securities and FDIC-insured certificates of deposit that are available to condominium associations. By laddering our investments (purchasing instruments expiring at different times), the Association has earned an increasing amount of income as interest rates rose from their historic lows following the global recession. Unfortunately, however, rates were recently slashed as part of the effort to combat the severe economic downturn during the COVID-19 crisis. Consequently, for the foreseeable future the Association will not earn as much income from investment interest as it has during the past couple of years.

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Activities Around the Village

Find Pie on Tuesdays

The DC Slices Food Truck will be at the STEM School on every Tuesday from 4:30 p.m. to 7:30 p.m. Please place your order in advance online with [Goodfynd!](#)

Grab a Flag and Chalk in Front of the Office on July 3 and July 4

We will have free mini flags and sidewalk chalk for pick up outside of the management office on Fri., July 3, and Sat., July 4. For safety, please use chalk only on sidewalks.

Find a New Way to Celebrate the 4th of July

As we adapt to the absence of this year's 4th of July Parade, we are determined to enjoy a Fairlington Villages Celebration. Please join us by stepping out on your front porch or balcony at 10 a.m. on the 4th of July and wave a flag, bang a

pot, or simply clap in honor of the nation's birthday!

Homeowners' Forum on July 22

Attend the Homeowners' Forum on Wed., July 22, at 7 p.m. via teleconference by calling in to 703-552-8058 using conference code 230349.



Join Us from Home on July 30

Join our book club from the comfort of home on Thurs., July 30, at 6:30 p.m. for our discussion of *The Dutch House* by Ann Patchett. NPR Book Review described Patchett's eighth novel as "a paradise lost tale dusted with a sprinkling of *Cinderella*, *The Little Princess*, and *Hansel and Gretel*." Check the Facebook page for a meeting link which will be posted the week of

the event.

Our August selection is *Summer Sisters* by Judy Blume. The *Seattle Times* observed "Blume's characters still tend to hover after the book is set aside. . . . She catches perfectly the well-armed love between longtime female friends." We will meet on Thurs., Aug. 27.

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.

Face Forward

We're all in this together. Please wear a mask in public and shared spaces.

Loving Our New Tennis Mixed Singles Ladder

The North Fairlington Tennis Committee is excited to announce a Summer Tennis Mixed Singles Ladder for all North and South Fairlington residents which started June 26 and ends Oct. 16. Adult players from all skill-levels are encouraged to sign-up and participate.

No-host Friday Night Ladder events will be held every Friday from 7 p.m. to 10 p.m. on courts 1 through 3, and players will be able to contact other members of the Ladder to schedule and play matches at their convenience. Please remember to wear tennis apparel on the court.

THE LADDER TOOL

Those interested in participating may send an e-mail noting their name, phone number, and

preferred e-mail address to tennis@fairlingtonvillages.com. Once received, the player will receive a welcome e-mail from www.laddero.com directing them to activate their account. The welcome e-mail will also provide additional guidance on participating in the Ladder.



Contingent on COVID-19-related restrictions, the Ladder is slated to culminate in a "Ladder Finals" event on Fri., Oct. 16, from 7 p.m. to 10 p.m. at the Main Courts. Players and non-players from all of Fairlington are encouraged to attend and spectate as Ladder finalists from each skill bracket square-off in neighborly competition. All spectators are encouraged to practice relevant social-distancing and

safety precautions.

Please be aware that South Fairlington residents will not have access to the online court booking tool and will only be allowed to use North Fairlington courts if they are playing with a North Fairlington resident or during designated Friday Night Ladder events.

COURT RESERVATION TOOL

If you need to get in some practice time on the court, then use our online booking tool with Skedda. Please email the management office at office@fairlingtonvillages.com with your name, address, email, and telephone number. Upon verification, you will get an email from skedda.com inviting you to register. Once you register, you can reserve the main courts for 90 minutes at a time. Residents with reservations take priority, but if there are no reservations, use of the courts is first come, first serve.

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



Fairlington's Office Manager

This month, in the final installment of a three-part series highlighting the responsibilities of Fairlington's Management Team, I am pleased to shine the spotlight on Erin Moran, Fairlington's Office Manager.

As Administrator in Chief, Erin oversees the Association's daily ad-

ministrative operations, supervising the activities of Victoria Gomillion, Office Administrator, and Marcus Reed, Administrative Assistant. Erin just celebrated her tenth year at Fairlington Villages, during which time she has worked alongside Miguel Galvez, Facilities Manager (15 years tenure) and Mark Johnson, Operations Manager (10 years tenure), not to mention some of Legum & Norman's more seasoned, experienced Management professionals.

In that decade, Erin has seen some things come, and others go, and she has learned a great deal about nearly every aspect of "a day in the life" of the management office. Her unique experience and perspective is what qualifies Erin above most to manage Fairlington's office operations. In that position, she provides primary support for the General Manager and secondary support for Facilities and Operations; liaises with the Association's various committees and working groups on behalf of Management; administers the Architectural Control Committee's variance request and approval procedure; serves as the central point of contact for, and assistant to, the editor of the monthly newsletter; and is editor in chief in her own right of the Board's monthly business book and the annual property inspection.

While directly managing those items, she supervises the Office Assistant and Administrative Assistant as they process accounts payable invoices; administer the work order system and resident requests through TownSq; prepare resale disclosure packages and related documents; maintain office supplies and inventory; maintain the residential database; push notices and social media announcements through the Association's website, TownSq, Facebook, and Twitter; track annual and sick leave accumulation and use; and administer the Association's rules and covenants violation enforcement.

Residents are an Extension of Our Office Management Team

As a resident, you have a role to play in Fairlington's daily office operations:

- Attend our Homeowners' Forum on Wed.,

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
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.

July 22, at 7 p.m. via teleconference. Homeowners can participate in the forum by calling in to 703-552-8058 using conference code 230349.

- Activate your **TownSq** account; it places you in charge of your unit account and simplifies communication. If you rent your unit, your tenants are eligible to sign up as well, allowing them access to the same information you get at the same time you get it.
- Mail your monthly assessment payments rather than delivering them in-person to the office; dropping payments at the office delays your payment. Or skip mailing a monthly payment by opting to pay online via direct debt or manually on a monthly basis.
- Familiarize yourself with the Association's **Rules and Regulations** as well as its policies and procedures, all of which can be found in the *Residents' Handbook*. Stay tuned for our new edition coming mid-summer!
- Please remember to update your vehicle registration and renew your parking decals, which expire Dec. 31 every year.

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: Daniel Meshel

tennis@fairlingtonvillages.com

GET SOCIAL WITH US

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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, July 1, 2020

The following is the preliminary agenda for the July 1, 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 – June 3, 2020
- V. Old Business
- VI. New Business
 - A. Insurance Renewal
 - B. Draft FY2021 Budget
 - C. Tree Removals
- 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 – Aug. 5, 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.

Summer Daze



PHOTO BY MARK JOHNSON

Enjoy the beauty of our lovely landscape by helping to keep it free of trash.

Board Meeting Highlights

The Board held its regular meeting on June 3, 2020. The following are highlights.

New Business

A. Rules Violation Enforcement – 4836 S. 29th St., A-1 – Rental of Unit for Less Than 1 Month: Mr. Brown moved approval of a violation assessment. Passed 9–0.

B. Tree Removals and Replacements: Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Tree Replacement and from BrightView Tree Care Service, Inc., for tree removals at a total cost of \$32,875. Passed 9–0.

C. Ratification of Management Action Taken on May 22, on Behalf of the Board: Mr. Stollof moved the Board approve the proposal from Premier Aquatics for maintenance only on six pools and five wading pools resulting in the following credits

on the 2020 Pool Management Agreement: Pool 1: \$10,420; Pool 2: \$14,601; Pool 3: \$10,420; Pool 4: \$11,280; Pool 5: \$11,019; Pool 6: \$10,432; Total credit: \$68,172. Passed 9–0.

D. COVID-19/Novel Coronavirus Pandemic-Related Costs: Ms. Alvord moved the Board authorize \$28,000 for the “deep” and disinfecting cleaning of the management office, community center, maintenance shop, employee areas, and the common areas of the multi-unit buildings; AND, FURTHER that the Board authorizes payment of a one-time stipend of hazardous duty pay from the sum of \$28,000 in recognition of each employee’s service during the pandemic. Passed 9–0.

E. FY20 Backyard Fence Replacement Project – Phase 1 – Additional

Funds: Ms. Auston moved the Board authorize the General Manager to enter into a contract with Long Fence, for Phase 1 of the Backyard Fence Replacement Project, including a pilot, at a total cost of \$634,071.19. This amount is an increase of \$121,539.38 over the \$512,531.81 that was approved by the Board at the March 4, 2020, meeting. Passed 9–0.

F. Landscaping Policy: Mr. Reem moved the Board approve the Fairlington Villages Landscaping Policy/Guidance for Residents dated March 27, 2020, including a list of approved backyard and patio plants, as proposed by the Grounds Committee at its April meeting. Passed 9–0.

BUDGET

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Other sources of income include rental fees for the community center and Arlington Public Schools’ lease of spaces in the center’s parking lot, late fees, resale packet charges, and income from services provided to Fairlington Court, the ten townhouses located at S. Abingdon and 31st Streets near the old firehouse.

UNPRECEDENTED FY21 BUDGET CHALLENGES

The COVID-19 crisis presents the Association with unprecedented financial challenges. We need to frame a FY21 budget that limits any condominium fee increase to an absolute minimum while maintaining our present level of services to the community and executing critical reserve projects that need to be completed during the crisis.

Maintaining our present level of community services requires FY21 spending increases in several areas of our operating budget. The cost of the 2020-2021 master insurance policy covering Fairlington Villages’ buildings will increase

by 6–8%. Next year’s operating budget also needs to absorb an increase in sewer and water expenses due to a rise in residents’ water usage during the COVID-19 crisis and additional City of Alexandria (AlexRenew) sewer and wastewater treatment costs. In addition, the cost of the janitorial service contract will increase and we may see an increase in the cost of our trash removal contract when it renews in April 2021. The cost of pool operations, on the other hand, will decrease due to a shorter 2021 pool season.

FY21 reserve spending during the continuing crisis will focus on projects that need to be completed to maintain and preserve critical elements of our infrastructure. These projects include building masonry repairs, and phased slate roof, shutter, and backyard fence replacement. Originally programmed FY21 reserve projects that can be postponed without degrading the Association’s major capital assets will be rescheduled to future fiscal years. Projects in this category include tennis court

resurfacing, replacement of the property’s perimeter fence, and parking lot, pool house, and apartment building hallway renovation.

UPCOMING BUDGET SCHEDULE

JULY 1: The Board will review and approve and/or amend the Treasurer’s and Management’s draft FY21 budget at the Board meeting.

JULY 8: The draft budget as approved or amended by the Board will be mailed to homeowners for their review and use as the basis for discussion at the July 22 budget forum.

JULY 22 at 7 p.m.: To find out more and contribute to building a budget that maintains our level of community services and keeps Fairlington Villages safe, sound, and attractive during the COVID-19 crisis, please plan on participating in the budget forum via teleconference. Call in to 703-552-8058 using conference code 230349.

— Harold Reem, Treasurer

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

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8 North Fairlington News **Meetings conducted via telephone conference.**
 July 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 July Board Meeting 7 pm	2	3 <i>Get a Flag outside the Office</i> Tennis Ladder 7 pm, Courts 1 – 3	4 <i>4th of July Wave a Flag 10 am</i> OFFICE CLOSED TRASH PICK UP
5	6 Grounds Committee 7 pm	7	8 Draft budget mailed to homeowners	9	10 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	11
12	13	14	15	16 Architectural Control Committee 7 pm	17 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	18
19	20	21	22 Homeowners' Budget Forum 7 pm	23	24 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	25
26	27	28	29	30 Book Club <i>The Dutch House</i> 6:30 pm	31 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	1 August
2	3	4	5 Board Meeting 7 pm	6	7 Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	8

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