



North Fairlington News

Historic Fairlington Villages

JUNE 2020 VOL. 42, No. 5

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Annual Budget Process Begins — Budget Forum July 22

The budget process for Fiscal Year 2021 (FY21) has begun. The annual Homeowners' Budget Forum will be held at 7 p.m. on Wed., July 22. The forum is currently scheduled to be conducted by teleconference. It will be an interactive session that includes review of the draft FY21

budget and the Association's fiscal priorities, and homeowner comments and questions on projected operating and reserve spending. For a discussion of items covered by your condo fee, see the "Do You Know What Your Condominium Fees Pay For?" article on pages 1-2

of the May 2020 *North Fairlington News*.

This year's major budget challenges are twofold. First, framing an operating budget that maintains our present level of community services during the current

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Patience Required for Our 2020 Pool Season

COMPLYING WITH STATE AND LOCAL MANDATES

As of May 15, in compliance with Virginia Governor Ralph Northam's Executive Orders and at the direction of Arlington County and the City of Alexandria, we regret to share that Fairlington Villages' pools cannot be opened.

In addition to government requirements and restrictions, our pool services contractor, along with others operating in the D.C. metro area, has been unable to secure the lifeguards needed to open our pools at this time. The pools will continue to be maintained as required (see "Pool Maintenance"

on page 2). The Board of Directors and Management will continue to monitor state and local orders as we reevaluate whether and when we can open our pools this season. We recognize this news will be a disappointment for many, but hope our residents will understand

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Fencing It In Around the Village

At its March 2020 meeting, the Board awarded the contract for the Phase 1 Backyard Fence Replacement Project to Long Fence. Phase 1 includes each of the 183 backyard "patio" fences in Ward I. The whole project is expected to be completed in 13 weeks, at a rate of 15 fences per week, weather permitting. In Phase 1, Long Fence replaced the fencing on the eastern and southern sides of the Maintenance Yard.

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 and an expected useful life of 30 years. The height of the new fences will remain at 6-feet. We plan to replace fences in other wards in phases based on the overall, collective condition of the fences in each of our six wards; the wards most in need of replacement will be prioritized.



PHOTO BY MIGUEL GALVEZ

The fence replacement work completed in our Maintenance Yard next to the Tot Lot. View the installation on your next walk.

Turn Off the Tap to Save Water and Money

With more people at home during more hours of the day, it is not hard to imagine that water consumption is up across all six of the wards. Water and sewer are included in your monthly assessment and changes in consumption/cost will directly affect the fiscal year 2021 annual budget and possible increases to assessments.

A little mindfulness can help conserve this resource. Water not used for something between the tap and the drain is wasted water. To help keep Fairlington's water expenses down, try these tips.

- Take a short shower instead of a bath.
- Do not let the water run from the faucet while brushing your teeth, washing up, washing your hands for 20 seconds, or shaving.

- What about that water that runs through the tap while you wait for it to get hot? Try to collect it! Use it to water indoor plants, boil eggs or pasta, or give your pet a fresh drink.
- Let your dishwasher do the work; it is not necessary to rinse dishes before putting them in the machine.
- Do large loads of laundry instead of small loads for both water and energy efficiency. And try soaking your laundry instead of using an extra rinse.
- And when you are at the commode, remember your three P's — pee, poop, and paper; that is all that should ever go down in a swirl!

— Marcus Reed

Dwindling the Erosion of Dinwiddie

In April, Fine Earth Landscapes installed the most recent sustainable landscaping project in Fairlington Villages. On the hillside below 2931 S. Dinwiddie St. a large area of invasive English ivy was removed and replanted with over 150 native plants. These plants were chosen specifically to bloom periodically throughout the spring, summer, and fall seasons and add focal interest to the landscape. In addition to the aesthetic

value, this garden supports our local pollinator insects and the deeply rooted native plants will help slow erosion on this hillside. Large boulders were added to help reduce erosion. The Virginia Soil and Water Conservation District funded this garden by 75%. The Dinwiddie garden is the tenth such sustainable project installed in recent years using available state and county funding.



PHOTO BY
MARK JOHNSON
Fairlingtonians will see native plants bloom at the 2931 S. Dinwiddie St. garden; the hillside will soon be home to pollinators such as butterflies and bumble bees.

POOLS

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the need to comply with state and local government mandates and our sincere and ongoing interest in the safety and good health of all Fairlington Villagers.

PREVENTATIVE POOL MAINTENANCE

You may have noticed Premier Aquatics staff on the pool decks during April and May. Pools are cleaned frequently and the chemicals are added and balanced before pools are permitted to open. The pumps run continuously to filter the water and prevent the pools from turning into green hazardous mosquito ponds. There is significant maintenance needed to keep these systems in balance. Please note this maintenance does not indicate the pools are open for the season and we appreciate your patience.

So why not just empty the pools until we are ready to open? Pools are not designed to withstand the pressure and weight of the surrounding surface when left empty for periods of time. Concrete swimming pools might withstand being drained for a while, however, there is a real risk of the entire pool shell popping out of the ground if the sub-surface water is high. Leaving a pool dry for extended periods of time can also lead to serious damage to the plaster floors and walls.

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.
- Large trash pickup is on Thursday morning; place items curbside after 4 p.m. on Wednesday and before 9 a.m. on Thursday.

Schedule Your Court Time Online

Fairlington Villages is now taking reservations for the main tennis courts. Please email the management office at office@fairlingtonvillages.com with your name, address, email and telephone number. Once we verify you are a Fairlington Villages resident, we will set you up as a user and 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. Only Fairlington Villages residents may request and use the online court booking tool to reserve courts. Reservations for the use of others not residing in North Fairlington are prohibited.

And when your court time comes, please wear tennis apparel.



Flag Fete at 10 a.m. on the 4th of July!

We are in this together, so let's make some noise to celebrate Independence Day. Gather on your front porch or balcony at 10 a.m. on the Fourth of July and wave a flag, bang a pot, or simply clap as we honor our nation's birthday!

Delivering Thanks for the Frontline



PHOTO BY ANITA TSUHAKO

A first rate act of appreciation.

Neighbors in the six homes of 2950 S. Columbus St. have formed a stronger bond during our many weeks of quarantine, sharing meals packed in to-go boxes, grocery runs, and also order food for each other. They decided to share their neighborly spirit and put a smile on some essential workers' faces. As shown in this photo, they put together a small table by their mailbox to provide treats and water for delivery drivers, and mail and package carriers.

This action was so appreciated by our mail carrier that she

burst into tears in gratitude and remarked that it was the kindest of gestures, as all she has heard recently are complaints about delayed mail. She was so grateful and appreciative of these Fairlington Villagers' small, but meaningful gesture.

This show of appreciation is just one example of kindnesses in our community. Thanks to all who are making a difference — what you consider a small act of generosity, may make all the difference in someone else's day.

— *Melanie Alvord*

Make Way for Ducklings

For the second year in a row, a mama duck has roosted under the patio at 3035 S Buchanan St. by pool 2. Last year she had nine ducklings. She kept them in the yard and let them use the baby pool for a couple days before luring them through a hole in the fence to pool 2. A neighbor called animal control to collect the ducks and took them to Four Mile Run.

This year we blocked off the obvious holes, but they could still get through the slats to the other side. On May 7, daddy duck came and seemed to stand guard for about an hour.

On May 9, mama duck brought out her dozen ducklings and walked them back and forth around the yard. She seemed to be looking for the hole she brought them through last year. She tried to get them to use the baby pool but only two tried it briefly. When mama took the babies back to the nest, we called animal control.

One of the two officers said he was on the team that responded last year. This year they were able to

quickly catch them, much easier than last year at the pool, the officer said.

We are hopeful she will roost here again next year, despite getting caught right on the nest.

— *Stephanie Buchner, Animal Lover*



PHOTO BY STEPHANIE BUCHNER

An adorable ducklings parade at Buchanan Street.

Activities Around the Village

Join Fellow Book Tree Lovers on June 25

Our June pick for the Fairlington Area Book Readers Group is *A Tree Grows in Brooklyn* by Betty Smith. The virtual meeting will be Thurs., June 25, at 6:30 p.m.

Goodreads describes this novel as "the beloved American classic about a young girl's coming-of-age at the turn of the century."



Check the Facebook page for a meeting link which will be posted the week of the event.

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.

Get Out of Your House on July 30

Our July book selection is *The Dutch House* by Ann Patchett. Goodreads.com describes this novel as "set over the course of five decades, *The Dutch House* is a dark fairy tale about two smart people who cannot overcome their past." The meeting will be on Thurs., July 30, at 6:30 p.m. As of press time, it is too early to determine whether the meeting will be virtual or in person; please stay tuned.

A Non-Traditional 4th of July

Our Favorite Parade Cancelled

To ensure a happy and safe 4th of July for all Fairlingtonians, our annual 4th of July Parade and festivities are cancelled for 2020. While we are deeply saddened to forgo this Fairlington tradition this year, we look forward to feting our nation in a new fashion.

We Can Still Celebrate at 10 a.m. on the 4th!

We are all disappointed that circumstances dictate the cancellation of this year's 4th of July Parade, but that should not stop us from having 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 Old Glory, bang a pot, or simply clap in honor of the United States' 244th birthday!

Flags Available in Front of the Office on July 3 and July 4

We are pleased to announce the availability of free mini flags for pick up in front of the management

PHOTO BY GUY LAND

We love to see stars and stripes any time of year. If you have a flag pole, the flag can be displayed between sunrise and sunset. To see more flag etiquette: <https://www.va.gov/opa/publications/celebrate/flagdisplay.pdf>

office. You can collect your flag on Fri., July 3, and Sat., July 4, outside of the management office.



A Welcome Visit to Fairylington Villages



PHOTO AT LEFT BY JIM OSTROFF, ON RIGHT BY MELANIE ALVORD
New fairy neighbors moved into Fairylington Villages at 31st St. S. and S. Buchanan. Out walking? Why not stop by and welcome them.

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



Fairlington's Operations Manager

Across the hall from Facilities Manager Miguel Galvez, who was highlighted in last month's Manager's Corner, sits the third member of Fairlington Village's Management Team. Mark Johnson, Fairlington's Operations Manager, is responsible for the oversight

and administration of the Association's service agreements. Fairlington Villages has only a handful of agreements but overseeing them is a full-time job! Through weekly inspections, standing meetings, and spot site visits around the property, Mark ensures that Lancaster Landscapes is on schedule with its seasonal grounds maintenance activities; that Capital Services, Inc., promptly removes our trash each day, our recyclables each Wednesday, and bulk items each Thursday without incident; that Corporate Cleaning Solutions is performing its janitorial responsibilities in the multi-unit buildings and community center thoroughly; and during the summer months, that Premier Aquatics' management of the Association's swimming pools, including de-winterizing, opening, repairing, inspecting, and staffing the pools with life-guards during operating hours is to the Association's satisfaction. (See the status of our 2020 pool season on page 1.) Mark's the person who directs Darius Barzegar and Luke's Pest Control to make sure that when needed, rodent and pest control is conducted as humanely as possible. Mark also reviews the nightly report prepared by the Safety Patrol to identify items requiring further investigation and follow up.

Mark is also responsible for maintenance oversight of the Association's physical amenities, including 12 tennis courts, 6 swimming pools, 60 parking lots, and 93 acres of grounds, landscaping, and tree canopy. He is Management's liaison with the Association's Tennis, Pool, and Grounds Committees. You see Mark's contribution to Fairlington Villages each time you walk out your front door. With his education, training, and certifications, Mark is uniquely qualified among Common Interest Community Managers to oversee Fairlington's vast diversity of plants, shrubs, bushes, and trees. Fairlington's flora is in good hands.

Residents are Part of our Operations Team

You also have a role to play in Fairlington's daily operations:

- Please leash your pets for walks, pick up their waste, and do not allow them to urinate in flower beds.

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.

- Do not litter, and if you see trash blowing around, please dispose of it properly.
- For safety, all tissues, wipes, gloves, and other sanitation items should be secured in a separate bag to prevent risk of contact by others.
- Please follow the tennis court rules, wear appropriate tennis attire when playing, and use the new reservation system.
- Make sure your parking registration is up to date to avoid towing.
- If you have a bird fountain or other items in your patio that retain water, be sure to tip and aerate them weekly to avoid mosquitos.
- If you see something in the common areas that needs attention, please let the office know as soon as you can; use **TownSq** online, send us an **email**, or call us.

New Way to Renew Your ID

Please email office@fairlingtonvillages.com with your address and the number of occupants in your unit needing a 2020 ID sticker. Once we verify your information, we hand deliver the sticker(s) to you.

The News is published by
Fairlington Villages,
A Condominium Association

BOARD OF DIRECTORS

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Tennis: Daniel Meshel

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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, June 3, 2020

The following is the preliminary agenda of the June 3, 2020, Board of Directors meeting. The Board invites residents to review the agenda and contact a Board member or Management with questions or suggestions. The meeting will be 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. Presentation – Security Patrol Contract
- IV. Establishment of Quorum
- V. Approval of Minutes – May 6, 2020
- VI. Old Business
- VII. New Business
 - A. Rules Violation – 4836 S. 29th St., B-1 (Rental of Unit for Less Than One Month)
- VIII. Reports
 1. Officers (President, Secretary, & Treasurer's Reports)
 - a. Treasurer's Report – FY2021 Budget Schedule
 2. Committees
 3. Management's Financial Report
 4. Management's Administrative Report
 5. Maintenance Reports
 6. Operations Report
- IX. Establishment of Next Board Meeting – July 1, 2020
- 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 meeting of the Board.

Help Us Elide the Litter Bug



Social gathering restrictions brought about by the current pandemic have resulted in an increase in people walking, jogging, and simply appreciating our outdoor space, which is wonderful to see. We can all be thankful we live in a community with sidewalks and plentiful green space. When enjoying our beautiful neighborhood, we encourage everyone to be a good neighbor and not litter. We have received

a few complaints of an increase in the odd candy wrapper, water bottle, and other items being left on streets and sidewalks. We ask everyone to do their part in keeping Fairlington Villages the beautiful community we can all be proud of by not littering.

Face Time

We know the warm weather can make it hot, but please wear a face covering in public spaces and continue to practice social distancing.

Board Meeting Highlights

The Board held its regular meeting on May 6, 2020. The following are highlights.

New Business

A. Rules Violation Enforcement

– 4836 S. 29th St., B-1 – Noise: Mr. Brown moved the Board find there is a violation of the Association’s Bylaws, and hereby assesses \$50 for the Bylaws violation and authorizes a \$10 per day fine for any continuing violations of a similar nature. Failed on a roll call vote of 0-8-0 with President Placek, Vice President Alvord, Secretary Wasowski, Treasurer Reem, and Directors Brown, Dies, Stolof and Straub opposed.

B. Rules Violation Enforcement

– 4836 S. 29th St., A-1 – Decorations in Common Area: Mr. Brown moved the Board find there is a violation of the Association’s Bylaws, and hereby assesses \$50 for the Bylaws violation noted in the March 17, 2020, letter and authorizes a \$10 per day fine for any continuing violations of a similar nature. Passed 8-0.

C. Rules Violation Enforcement – 4858 S. 28th St., A-2 – Bird Feeder in Common Area:

By unanimous consent the Board agreed to withdraw this resolution from consideration.

D. Apartment Hallway Carpet

Cleaning: Mr. Reem moved the Board approve the proposal from CMR Alliance for apartment hallway carpet cleaning at a cost of \$13,870. Passed 8-0.

E. Standing Board Practices and Procedures, 2020-2021 Board Year:

Ms. Alvord moved the Board adopt procedures for the conduct of monthly Board meetings and the transaction of Association business during the 2020-2021 Board year. These procedures shall remain in effect until amended by a majority of the Board, upon motion and second, at any regular or special meeting of the Board. By unanimous consent the Board may temporarily waive any procedure specified in this resolution. Passed 8-0.

F. Engineer’s Report Fee Reimbursement:

Mr. Brown moved the Board approve reimbursement of a \$750 fee associated with the report of a Certified Engineer procured by a homeowner. Passed on a roll call vote of 7-1-0 with President Placek, Vice President Alvord, Secretary Wasowski, Treasurer Reem and Directors Dies, Stolof and Straub in favor and Director Brown opposed.

G. Assessment Hardship Plan:

Ms. Alvord moved the Board approve the following Assessment Hardship Plan. Fairlington Villages recognizes that the COVID-19 pandemic is not only a threat to the health of our residents, but a potential threat to their financial well-being. To mitigate the effects of housing insecurity for those enduring financial hardship, Fairlington Villages offers an Assessment Payment Plan: Unit Owners enduring financial hardship should submit a written request providing a brief description of the nature of hardship being experienced. Upon approval by the Executive Committee of the Board of Directors, FVACA shall:

1. Allow the Unit Owner to establish an installment payment plan that brings any missed or short payments of April 2020 and/or May 2020 assessments current.
2. Waive late fees for the months of April 2020 and May 2020.
3. Place the account on “Hold” for purposes of collections and attorney turn-over.

Passed 8-0.

BUDGET

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COVID-19 crisis; and second, after reviewing the FY21 infrastructure projects proposed in the Association’s March 2019 reserve study, funding projects that need to be completed during the crisis, and postponing projects that can be deferred without degrading the Association’s major capital assets.

Besides the July 22 Homeowners’ Budget Forum, key dates in the FY21 budget preparation process include:

May 4 – May 22: Board members and committee chairs provide budget inputs to the Association Treasurer and General Manager.

May 25 – June 16: Treasurer and General Manager prepare the draft budget using Board members’ and committee chairs’ inputs.

June 17: Draft Treasurer’s/

Management budget sent to committee chairs and Board for preliminary review.

July 1: Treasurer presents draft Treasurer’s/Management budget at Board meeting and Board approves and/or amends budget.

July 8: Draft budget as approved/amended by Board is mailed to homeowners for review and used as the basis for discussion at the Homeowners’ Budget Forum.

July 22: Homeowners’ Budget Forum is held to discuss budget. The forum will be conducted by teleconference and call-in instructions will be provided.

July 27: Final draft budget incorporating comments from the Homeowners’ Budget Forum is sent to Board members. All

homeowner comments are included in the budget or addressed in the Treasurer’s presentation at the August Board meeting.

August 5: Board approves final budget at monthly meeting. The management office will prepare a copy of the final budget and mail payment coupons and a budget information letter to homeowners no later than Mon., Aug. 31, 2020.

Please plan to join us and participate in the upcoming annual budget discussion and forum on July 22. The Board welcomes the advice and suggestions of all homeowners.

— Harold Reem, Treasurer

Go Green + Save Green

Save resources. Get this newsletter via email.

North Fairlington News
 Fairlington Villages, A Condominium Association
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8 North Fairlington News **Meetings to be held via telephone conference.**
 June 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 June	2	3 Board Meeting 7 pm	4	5	6
7	8 Grounds Committee 7 pm	9	10	11	12	13
14	15	16	17	18 Architectural Control Committee 7 pm	19	20
21	22	23	24	25 Book Club <i>A Tree Grows in Brooklyn</i> 6:30 pm	26	27
28	29	30	1 July Board Meeting 7 pm	2	3 Pick up your Flag Outside the Office Today or Tomorrow	4 4th of July Wave a Flag 10 am OFFICE CLOSED TRASH PICK UP
6	7	8	9	10	11	12

Meetings held via telephone conference. Please call the office to confirm.