



North Fairlington News

Historic Fairlington Villages

MAY 2020 VOL. 42, No. 5

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Introducing Our Board Election Results

Election results were shared by Election Committee Chair and Board President Terry Placek as follows:

Ward III Director – Harold Reem

Ward V Director – Philip Brown

At Large Director – Anne Wasowski



PHOTO BY NORMA REEM



PHOTO BY IAN BARNES



PHOTO BY EMILY WASOWSKI

REPORTS ON WEBSITE

To view the presentations delivered at the Annual Meeting, visit www.fairlingtonvillages.com. You will find FY19 results, FY20 budget and reserve expenditures, plans for major projects, and more.

New Management Office Hours

The management office is open by appointment only Monday through Friday from 8:30 a.m. to 5:30 p.m. (closed from 12 p.m. to 1 p.m.) and on Saturday from 9 a.m. to 2 p.m.

We Are All in This Together

During this time of the coronavirus pandemic many of us are anxious, frustrated, worried, frightened and stressed. We do not know how long the pandemic will last, but remember — we're all in this together.

Be kind, be thoughtful and be understanding to your family, friends, co-workers, neighbors and the Fairlington Villages staff.

— Terry Placek, President

FY21 Budget Process Begins — Do You Know What Your Condominium Fees Pay For?

Fairlington Villages' Fiscal Year 2021 (FY21) budget process begins this month. As we develop next year's budget during the coming weeks, you may want to stop and think about all that is covered by your condominium fees.

Fairlington Villages consists of 1,703 condominium units of vari-

ous types. Depending upon the unit type, current FY20 condo fees for each of these units range from \$243 – \$584 per month or \$2,916 – \$7,008 per year.

See the table on page 2.

Each unit owner's annual fee is in proportion to his/her undivided interest in Fairlington Villages' (the Association's) common elements. The

Fairlington Villages condominium declaration, one of the legal documents establishing the Association, identifies each unit's percentage of common element ownership, with the percentages generally determined by unit size. The annual condominium fee is the total annual condominium fee assessment

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BUDGET

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multiplied by a unit’s proportional interest. For example, the FY20 fee for a Clarendon II unit, the Association’s most common unit model, is 0.0620376% (its percentage of ownership) of \$7,844,949 (the total FY20 condominium fee assessment)

or \$4,867 (\$406 per month).

As discussed in the following table, condominium fees cover key services and maintenance of Fairlington Villages’ 291 buildings, 59 parking lots, and 93.3 acres of grounds. This large size allows

the Association to achieve some economies of scale in its operations, particularly in contracting of services.

— Harold Reem, Treasurer

ITEMS COVERED BY YOUR CONDO FEE	COMMENTS
Water and sewer service	Water and sewer rates are established by Arlington County and the City of Alexandria. Budgeted FY20 expenditures on water and sewer service total \$910,000 — an average of \$534 for each of the Association's units.
Trash and recycling service, including: <ul style="list-style-type: none"> • six-day a week trash pick up • 24-7 trash drop-off location • weekly curbside recycling pick up • weekly bulk trash pick up (for old furniture, for example) 	Budgeted FY20 costs for the trash and recycling services described total \$318,766 — an average of \$187 per unit. In comparison, as posted on the Arlington County website, the county charges \$306 per year for once-weekly trash and recycling pick up at single-family and duplex homes. (Source: https://water.arlingtonva.us/customer-service/rates/)
Master insurance policy (structure)	The Association maintains a master insurance policy covering Fairlington Villages’ buildings. The annual cost of this policy, which includes flood insurance coverage, is currently \$410,182 — an average of \$241 per unit. Instead of a full homeowner’s insurance policy, condo owners and renters need a less-expensive personal condo policy that covers building additions or alterations, personal property, personal liability, loss assessment, and loss of use. See the “Manager’s Corner” on page 5 of the February 2020 <i>North Fairlington News</i> for reminders about why you need a condo policy and details on what it should cover.
Exterior maintenance (for example, roof and porch maintenance, painting of trim and doors, and landscaping, mowing, and snow removal)	Many residents choose condo living at least in part to have all these chores taken care of. In FY20, for example, the Association’s budgeted grounds maintenance costs (labor and supplies, tree maintenance, planting, and erosion control) total \$649,574 — an average of \$381 per unit.
Professional management	Owners do not need to hire and manage contractors for outside maintenance tasks such as those listed above. Management researches service contractors and recommends them to the Board of Directors based upon cost and anticipated levels of service.
Patrol service	The patrol service monitors our property overnight. The officer can respond to residents’ calls about non-emergency community disturbances and parking violations.
Repair and Replacement Reserves	Repair and Replacement Reserves are used to finance long-term major capital asset needs such as repairing or replacing roofs, building masonry, balconies, trash enclosures, apartment building hallways, sewer lines, swimming pools, tennis courts, and parking lots. Budgeted FY20 reserve contributions total \$3,263,843 — an average of \$1,917 per unit. Roof replacement is a major expense for all homeowners and an excellent example of what Repair and Replacement Reserves cover. The Association is replacing all of our buildings’ flat and slate/composite tile roofs on a phased schedule. In FY20 reserves will fund replacement of four multi-unit slate roofs and one multi-unit asbestos roof with new slate roofs (50-year life expectancy) at an average cost of \$76,144 per roof.
Amenities	Condo fees fund the operation and maintenance of a range of amenities, including the Association's six pools, twelve tennis courts, community center, tot lot, park benches, curbside trash cans, and large areas of open space.

Six Easy Steps to Stay Safe and Slow the Spread

According to Arlington County Public Health Division Chief Reuben Varghese, “overall, residents get it!” and have adopted the key behaviors needed to slow the spread of COVID-19:

1. Keeping at least six feet from other people.
2. Washing hands often with soap and warm water for at least 20 seconds.
3. Covering coughs and sneezes with a tissue or the inside of the elbow.
4. Cleaning and disinfecting high-touch surfaces every day.
5. Wearing cloth face coverings in public.
6. Staying at home and going out only for permitted activities when absolutely necessary.

While thanking residents for their efforts thus far, Varghese warned, “the coronavirus is present in Arlington and across the region.” More work lies ahead. We must remain diligent and continue the six recommended behaviors.

Take the Lead with Your Pet



While an increasing number of us remain home in response to COVID-19, pet owners are reminded that the Arlington and City of Alexandria Codes, as well as Fairlington Villages’ Rules and Regulations, require dog(s) be kept on-leash while in public spaces.

Management is receiving an unusually high number of calls and emails on the subject. Of course, we all need to get out for exercise and fresh air! Please remember the Rules and Regulations — and each other — when doing so.

A Cup of Sugar for Our Neighbor’s Pantry



PHOTO BY RACHELE PARENTE

The collected bounty donated by gracious Fairlingtonians for the AFAC Canned Food Drive on April 7. You can still participate during the month of May.



PHOTO BY MELANIE ALVORD

Fairlingtonians Kaine O'Brien (left) and Zel Pafenberg (right) keep in touch while practicing social distancing. Please note this photo was taken prior to face covering recommendation.

SIGN UP FOR CORONAVIRUS ALERTS

Stay informed during the current national emergency. Sign up to receive email alerts on COVID-19.

- For Arlington County, please visit: <https://www.arlingtonva.us/subscribe/> to submit your email and on the next screen click “Finish” and you can select from a variety of alerts.
- For the City of Alexandria, link to: <https://member.everbridge.net/index/1332612387832027#/signup> to create a free account and select from a variety of alerts.
- For Fairlington Villages, see: <https://app.townsq.io/partners/signup> and follow the prompts.

Get Your Newsletter Emailed!

Sign up for email delivery of our newsletter. Contact the management office for details, Telephone 703-379-1440 or email: office@fairlingtonvillages.com.

The Association will continue to collect canned goods for Arlington Food Assistance Center (AFAC) to help those in need during this unprecedented time. Pick up is every Tuesday in front of the management office and collection will continue through May.

We want to thank our Fairlingtonians for their philanthropy thus far. Our community has answered the call with gusto, increasing their donations every week! Rachele Parente, AFAC Coordinator, remarked “It’s wonderful how everyone is pitching in and helping others! The generosity of our neighborhood is making a much needed and positive impact on our community.”

For details on AFAC, what they are doing, and other ways you can help, including volunteer opportunities, please see their website: <https://afac.org/>

Activities Around the Village

Discover Our Radiating Book Club on May 28

Connect with our Fairlington Area Book Readers Group online via Zoom on Thurs., May 28 at 6:30 p.m. to discuss *The Radium Girls: The Dark Story of America's Shining Women* by Kate Moore. "The glowing ghosts of the radium girls haunt us still," according to NPR Books on this nonfiction bestseller. 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.

A Bag Full of Treats



The June selection 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 the book as "A poignant and moving tale filled with compassion and cruelty, laughter and heartache, crowded with life and people and incident."

Easter was In the Bag

The Easter Bunny dropped off Easter Egg bags for our younger Fairlingtonians. The bags were distributed at our management office on April 10 and April 11.

We want to thank all that helped us find a creative way to celebrate the holiday while following the new social distancing guidelines.

PHOTOS BY GUY LAND
Fairlingtonians hopped over to the management office for an Easter treat and visit with a deputized bunny assistant Terry Placek.



A Courtly Booking

The main tennis courts at Fairlington Villages can be reserved online via <https://fairlington.skedda.com> up to 90 minutes a day. Contact the management office at 703-379-1440 or office@fairlingtonvillages.com to request account approval for this new reservation tool. Provide your address, first and last name, telephone number, and preferred e-mail.

Drop-ins are still welcome, but reservations take priority; please be respectful of court reservations. Only Fairlington Villages residents may request and use the online court booking tool.

Court Use Requires a Valid ID

We have begun the process of revalidating Fairlington Villages ID cards which residents must present to use the tennis courts. Please make an appointment with the management office for your revalidation. New residents may obtain IDs for a \$10 fee by producing proof of ownership or a copy of the lease. Only tenants named in the lease may receive an ID. Lost cards may be replaced at the management office for the same fee.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Fairlington's Facilities Manager

Fairlington has specialized managers, each of whom possess knowledge, skills and professional expertise specific to the divisions they supervise.

If you have ever had water infiltration into your unit, experienced slates blowing off the roof, needed

to request repairs to the exterior masonry, scheduled maintenance for the main water valve controlling the supply of water to your unit, or even more likely, had the misfortune experiencing a sewage/waste line back-up, then you already know Miguel Galvez, Fairlington's Facilities Manager.

Miguel knows where the water meters, valves, and shut-offs throughout the property are located. He can confirm whether the hose bibb on the side of your home is your responsibility to winterize. He can effortlessly guide your duct cleaning contractor through the soffits, gussets, and rafters of the converted attics to the endpoint of your dryer's vent. He can almost certainly tell you when that wall that must at one time or another, have existed between your kitchen and dining or living area was removed. Miguel has taken advantage of each of his 16 years at Fairlington memorizing, organizing, categorizing, inventorying, charting, mapping, and graphing every aspect of our buildings, masonry, foundations, structures, patios, fences, sidewalks, and storm-water drains. He can even tell you a little about the 10 abandoned boiler rooms and 93-acre closed-loop steam system that provided heat and hot water to the residences.

You know his work if you have ever stepped out just after a winter snow event and found your streets, concrete sidewalks and steps, and other pedestrian areas cleared, chemically treated, and safe for passage to your ultimate destination. These are but a few of the facilities at Fairlington Villages, and Miguel Galvez is the manager who ensures they are maintained to engineering and building standards, specifications, and industry best-practices.

Residents are Part of Our Facilities Management

You have a role in maintaining one of Fairlington's essential facilities.

Your Garbage Disposal Is a Food Disposal

Your kitchen garbage disposal cannot take everything you might like to throw down the drain! It is not a trash can. A disposal slices and grinds small bits of soft, biodegradable food to prevent clogged drains. It

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 (closed
12 p.m. – 1 p.m.)
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.

should only be used for small amounts of skinless, boneless, pit-less and non-fibrous foods.

It should not be used for shells, skins, husks, rinds, or large amounts of noodles, rice, or other food that expands in water. You should not discard grease down the drain.

Use cold water when operating the disposal and keep the water running after you have turned the disposal off to flush out any remaining food. Grinding very small bits of citrus peel helps clean and freshen the disposal. For a good cleaning, empty the ice bin from your freezer slowly down the disposal to create a grit to scour the drain lining until it melts.

Do Not Dispose Personal "Wipes" Down the Pipes

As the use of various sanitary "wipes" increases to help combat the spread of COVID-19, they may also be substituting for toilet paper due to its scarcity. Please do NOT flush "wipes" of any kind down your toilets, regardless of the product's labeling. Wipes must be disposed of in the trash. The wastewater

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The News is published by
Fairlington Villages,
A Condominium Association

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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, May 6, 2020

The following is the preliminary agenda of the May 6, 2020, Board of Directors meeting. The Board invites residents to review the agenda and contact a Board member or Management with concerns or suggestions. Two members of the Board will be in attendance at the community center; other Board members will participate by teleconference. Recommended social distance of six (6) feet is being observed. Seating will be limited.

- I. Residents' Comments
- II. Call to Order
- III. Presentation – Security Patrol Contract
- IV. Establishment of Quorum
- V. Approval of Minutes – April 1, 2020
- VI. Old Business
- VII. New Business
 - A. Rules Violation – Noise
 - B. Rules Violation - Decorations
 - C. Apartment Hallway Carpet Cleaning
 - D. Electric Car Charging Station Additional Locations
- 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 – June 3, 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. by appointment only Monday through Saturday. The Board Packet is available for review beginning on the Thursday prior to the regular meeting of the Board.

Chalk It Up to Creative Genius



PHOTO BY JULIA FISHER
Although the children's Easter Egg Hunt sadly had to be cancelled this year, artist Lisa Michelle created beautiful Easter egg theme chalk drawings for all ages to enjoy while walking around the neighborhood.

Board Meeting Highlights

The Board held its regular meeting on April 1, 2020. The following are highlights.

New Business

A. Certification of Election: Ms. Placek certified that at the Forty-Second Annual Meeting of the Fairlington Villages Unit Owners Association held on Wed., March 25, 2020, at the Fairlington Community Center, three members of the Board of Directors were elected for a 3-year term: Anne Wasowski as an At-Large Director; Harry Reem as Ward III Director; and Philip Brown as Ward V Director. Without objection, the Certification of Election as presented was accepted and the newly elected members of the Board took their seats.

B. Election of Officers: The following individuals were nominated and elected: Terry Placek, President; Melanie Alvord, Vice President; Anne Wasowski, Secretary; and Harry Reem, Treasurer.

C. Variance Request – 4903 S. 30th St., A-1 – Remove Two Non-Load-Bearing Walls and Create a New Penetration for a Kitchen Vent: Ms. Dies moved the Board approve a variance request to remove two non-load-bearing walls in their unit and

create a new penetration for a kitchen vent, in accordance with the specifications outlined in the variance request. Passed 7-0.

D. Variance Request – 3016 S. Buchanan St. – Remove a Load-Bearing Wall Between the Kitchen and the Dining Room: Ms. Dies moved the Board approve a variance request to remove a load-bearing wall between the kitchen and the dining room in the unit, in accordance with the specifications outlined in the variance request and drawings, provided that there be of record a certified engineer's letter that includes a clear statement that the structural integrity of the building will not be impacted by this work. Passed 7-0-0.

E. Exterior Painting and Rotten Wood Replacement – Ward III: Mr. Reem moved the Board authorize Management to contract with Middledorf Property Services, Inc., for the replacement of rotten wood in Ward III, at a cost not to exceed \$45,000 and to contract with Middledorf Property Services, Inc., for exterior painting in Ward III at a cost

of \$74,730. Passed 7-0.

F. Porch and Lead Walk Railings – Ward IV: Ms. Dies moved the Board authorize Management to contract with Koppers Fabricators, Inc., for the installation of porch and lead walk railings in Ward IV, per the proposal, at a cost not to exceed \$47,040. Passed 7-0.

G. Concrete Patio Replacements: Mr. Reem moved the Board authorize Management to contract with Edge Concrete Company, Inc., for the replacement of the original concrete patios at 4707 S. 31st St., 3018 S. Columbus St. and 2850 S. Abingdon St., per the memo, at a cost not to exceed \$6,480. Passed 7-0.

H. Spring Plant Replacements: Mr. Reem moved the Board approve the following proposal from Lancaster Landscapes for spring plant replacements at a cost of \$18,235. Passed 7-0.

I. Spring Mulch and Fertilizer: Mr. Reem moved the Board approve the following proposal from Lancaster Landscapes for spring mulch and fertilizer at a cost of \$40,678.66. Passed 7-0.

MANAGER'S CORNER

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disposal system at Fairlington is over 75 years old. While the system is maintained regularly, it is extensive and, in places, must travel great distances to meet the County's system. It can easily become occluded by tree roots and other impediments, which along with nonbiodegradable materials, or materials that do biodegrade, but over decades rather than days, can slow down, overwhelm, and eventually prevent proper draining and evacuation of waste. Flushing anything other than toilet paper will result in sewer back-ups and overflows, compounding the health risks already posed by COVID-19.

Un-flushable items include: paper towels, personal wipes, baby wipes, sanitary napkins, and paper other than standard 2- to 3- ply toilet paper. Un-flushable items also include tennis balls, children's small toys, small model cars, "Barbie's Make-Up kit," and undigested food — all of which have been retrieved from Fairlington's waste lines!

We are in this together — in more ways than one. Pipes are connected, so you might not recognize a clog in your neighbor's unit, but they will!

Bulk Trash Pick Up to Continue Every Thursday

With a noticeable increase in bulk trash, pick up will continue every week on Thursday morning. Put your bulk items at the curb after 3 p.m. on Wednesday for removal the next day. Please ensure the bulk trash cannot be blown throughout the community.

Do not place household trash for pick up with bulk trash; household trash belongs in the containers located throughout the property. And for everyone's safety, be sure all tissues, wipes, and other items used for sanitation are tightly secured in a separate bag to prevent risk of contact by others, especially those removing our trash for us.

CORONAVIRUS DIAGNOSIS: PROTECT YOURSELF AND OTHERS

If you suspect or confirm that you are infected with COVID-19, the CDC says:

- Stay home, except to get medical care
 - Separate yourself from other people in your home
 - Call ahead before visiting your doctor
 - Wear a face mask
 - Cover your coughs and sneezes
 - Wash your hands
 - Avoid sharing household items.
-

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

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8 North Fairlington News **Meetings to be held via telephone conference.**
 May 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 May	2
3	4	5	6 Board Meeting 7 pm	7	8	9
10	11 Grounds Committee 7 pm	12	13	14	15	16
17	18	19	20	21 Architectural Control Committee 7 pm	22	23
24	25 Memorial Day OFFICE CLOSED TRASH PICK UP	26	27	28 Book Club <i>The Radium Girls</i> 6:30 pm	29	30
31	1 June	2	3 Board Meeting 7 pm	4	5	6

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