



North Fairlington News

Historic Fairlington Villages

NOVEMBER 2019

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

Putting a Lock Down on Our 24/7 Trash Location

One of the unintended consequences of the 24/7 trash location is the overuse on weekends. To help improve this situation and prevent use by people who are not Fairlington Villages residents, the Association added a combination lock on the gate to the trash area.

Fairlington Villages residents can call the office at 703-379-1440 to get the combination for the 24/7 trash area gate.

Residents should be prepared to provide their name and address for verification. The management office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m.

The 24/7 trash enclosure is located on the side of the management office, on S. 29th Street, where residents can put household trash when they are not able to comply with the regular trash hours. Construction debris, appliances, furniture, and other large bulk items are never to be disposed of at this location.

Regular household trash is picked up Monday through Saturday, except Thanksgiving, Christmas, and New Year's Day. All trash should be in secured trash bags and put in the trash containers between the hours of 6 a.m. and 9 a.m.



PHOTO BY MARK JOHNSON

Please call the office at 703-379-1440 to gain access to the 24/7 trash location.

A Timely Reminder

Set clocks back the night of Saturday, Nov. 2
Daylight Saving Time ends at 2 a.m. on Nov. 3

It Is Cool to Be Square — Get Your 2020 Parking Decals

The shape of the 2020 parking decal is a square. All Fairlington Villages 2019 parking decals, in the shape of a triangle, will expire at the end of this year. The new 2020 decals are available in the management office.

As of Jan. 1, 2020, if you do not have the 2020 decal, **you will be towed** from the parking lot regardless



of how many decals are on your vehicle from previous years.

To get your 2020 parking decal:

1. Your (or your landlord's) condo fees must be paid and current,
2. You must have a current automobile registration, and
3. If you are a tenant, you must have a current lease on file.

Any resident that fails to meet any of these requirements will not be issued a decal — there are NO exceptions.

Avoid being towed and get your 2020 parking decal today! The management office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m. Please note our office will be closed Thanksgiving weekend from Thurs., Nov. 28 through Sun., Dec. 1.

Shade Garden Pilot Project: Green and Growing!

The Grounds Committee invites all residents to visit the new Shade Garden Pilot Project at 2934 S. Columbus St. This “winning” project highlights the difficulties encountered when attempting to grow ground cover in a shaded environment. Of three sites considered, this location is the most

severely challenged and representative of conditions found in the community.

Lush green vegetation has replaced the former brown, barren landscape, supplemented by large rocks to help contain eroding soil and mulch from spilling onto the sidewalk. Many native plants from the region were recommended by the landscape architect, committee, and Management for seasonal interest.

Look for Shade Garden Pilot Project signage. Plants are identified so residents confronting similar formidable conditions may consider incorporating these types of plants into their own gardens.

Help the garden mature — please prevent your pets from peeing on the plants and avoid walking on the area.

After a few years of careful nurturing, the Shade Garden Pilot Project should sustain itself. The long-range goal of the Grounds Committee is to apply lessons learned from this project to other difficult terrain throughout the community.

Stop by the Shade Garden Pilot Project and share your views with the committee via email at grounds@fairlingtonvillages.com.

— Cheryl Hollins, Member, Grounds & Communications Committees



PHOTO BY MARK JOHNSON

The native plants in the garden are shade-tolerant. Their names are identified on markers.

Maintenance Updates

Ward VI Painting and Rotten Wood Replacement.

Middeldorf Property Services completed painting all of the exterior wood trim on multiunit buildings and townhouses. Replacement of rotten wood starts soon. Painting and rotten wood replacement is done in one ward per year on a 6-year cycle. Ward III is scheduled for the spring.

Ward II Shutter Replacement.

Amtek Engineering installed new shutters in Ward II, as part of a multiyear program that started this year. Ward IV will get new shutters in the spring.

Masonry Project Phase 5.

American Restoration completed Phase 5 of the program started in 2015, after an Exterior Masonry Assessment was conducted by Facility Engineering Associates, P.C.

Phase 5 included 13 buildings (40 addresses) throughout the property. Phase 6 starts in the spring.

Pitched Roof Preventive Maintenance.

The Pitched Roof Preventive Maintenance Program was established to maintain roofs rated to be in good condition. Two wards are done every year. Northern Virginia Roofing completed preventive maintenance work on all pitched roofs in Wards III and IV. Preventive maintenance work is currently under way in Ward VI; Ward V will follow.

Pitched Roof Replacement.

As part of a program started in 1995, the Association replaced six pitched roofs with Vermont slate

as scheduled for FY19. Slate on pitched roofs is replaced every year, based on their condition. Six roofs are scheduled for FY20.

— Miguel Galvez, Facilities Manager

Courts in Session

The newly renovated tennis courts 1-5 are now open for play. Additional modifications of the concrete area behind the community center are still in the plans.



PHOTO BY MARK JOHNSON

Our tennis courts are open again.

Working Group Round Up

EMERGENCY PREPAREDNESS MEETING ON NOV. 14

U.S. Presidential Policy Directive 8 outlines emergency preparedness and management efforts using five interdependent mission areas: Prevention, Protection, Mitigation, Response, and Recovery. The Fairlington Villages Emergency Preparedness Working Group will meet from 7 p.m. to 9 p.m. in the community center on the second Thursday of the month. Meeting dates for 2019: Nov. 14 and Dec. 12. Meetings are open to the public. If you would like to participate or provide feedback, then email emprep@fairlingtonvillages.com.

GET INTO THE EGRESS WINDOW WORKING GROUP

At the Board of Directors meeting on Oct. 2, Board President Terry Placek announced the formation of an Egress Window Working Group. The purpose of the working group is to assist the Board in developing a formal policy on the subject as Fairlington Villages does not have one currently.

Residents interested in volunteering for this working group should email egresswindow@fairlingtonvillages.com. Look for more information in the December newsletter!

How to Handle with Care on Nov. 7

Fairlington Historical Society (FHS) is sponsoring a professional education event focusing on our historical buildings' materials. Join the FHS on Thurs., Nov. 7, at 7:30 p.m. in the Fairlington Villages community center (3005 S. Abingdon St.) for this presentation.

Julie Butler, Historic Preservationist and Fairlingtonian, will be speaking about the historic materials of Fairlington and how to best maintain, restore, and treat them as we continue the ongoing preservation of our national historic district.

Celebrate Fairlington this Holiday Season

The Fairlington Citizens Association (FCA) and Fairlington Historical Society are selling Fairlington brass-plated ornaments that were created last year to celebrate Fairlington's 75th anniversary.

The ornaments make an excellent holiday gift. Hanging one on your own tree adds to your holiday sparkle, reminding you why you enjoy living at Fairlington as much as you do! The price for each ornament is \$10.

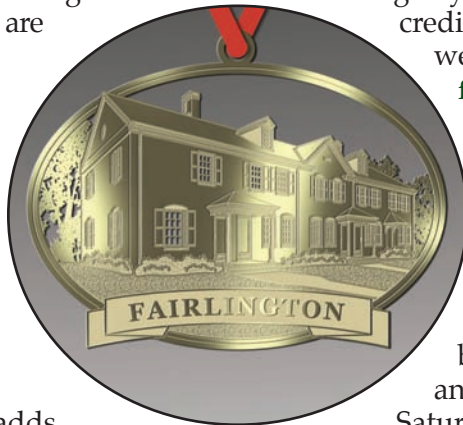


IMAGE COURTESY FCA

Ornaments may be purchased using Paypal or a major credit card on the FCA website, www.fca-fairlington.org,

and picked up at the Fairlington Villages management office, 3001 S. Abingdon St., Monday through Friday between 8:30 a.m. and 5:30 p.m., or Saturday from 9 a.m. to 2 p.m.

If you have questions regarding ornaments, then please email FCA Board Director Rebecca Sayres at rebecca@fca-fairlington.org.

Where Is Your Water Main?



As our buildings were constructed, their architecture and structure changed to reflect improvements through development from South Fairlington to North. The placement of water main valves serving individual units is not consistent throughout the multiunit buildings. While labeling the valves occurred during conversion by the developer, it has not been maintained by the Association because the valves are part of the unit, and therefore, outside the ability of the Association to repair or maintain.

The Association does not know and cannot confirm which valve serves which unit. Tags found on valves inside the cabinet were not placed there by the Association.

If you need to have your water main replaced in the multiunit buildings, then please have your plumber confirm which valve is yours! You do not want to go through the expenses of a valve replacement only to discover the valve serves your neighbor's unit!

The Holiday Packages are Coming!

Your holiday orders will start arriving daily. Please retrieve your packages from the common areas promptly. We would not want these gifts to pile up — or worse, be picked up by somebody else!

You can recycle those cardboard boxes. Place items for bulk recycling once the recycling bins are put out by Capitol Services on Tuesday through 9 a.m. on

Wednesday. Bulk recycling is picked up Wednesday afternoon. SMALL boxes may be broken down and placed in the recycling containers at each trash location.

PLEASE DO NOT FILL THE RECYCLING CONTAINERS TO OVERFLOW. If a container is full, then please hold your items for the next pick up, or bulk pick up on the following Wednesday.

Activities Around the Village

New Book Club Date of Nov. 20

Due to the holiday, please note our newly confirmed date for Book Club on Wed., Nov. 20, at 7 p.m. in the community center. We will discuss *Before We Were Yours* by Lisa Wingate. According to Good Reads.com, the novel is “based on one of America’s most notorious real-life scandals—in which Georgia Tann, director of a Memphis-based adoption organization, kidnapped and sold poor children to wealthy families...”

You do not have to attend every discussion to participate. Find more details on our Book Club’s Facebook page: <https://www.facebook.com/groups/185662778799790/events/>. If you have further questions, email bookclub@fairlingtonvillages.com.

Twice as Nice for December Collection Boxes

Help those in need during the holidays. In the spirit of the season, we will collect canned goods for Arlington Food Assistance Center and toys for Toys for Tots. Please consider bringing items to drop in the donation boxes during our Holiday Party and Morning with Santa. We have collection boxes in the community center from Mon., Dec. 2 through Fri., Dec. 20.

Enjoy Holiday Cheer on Dec. 5

Join us to celebrate the most wonderful time of the year at our annual Community Holiday Party on Thurs., Dec. 5, from 7 p.m. to 9 p.m. at the community center. Holiday food and beverages will be served. Wear your most festive holiday attire and come ready to have a great time at the final Fairlington Villages event of 2019!

We apologize for any confusion from listing the wrong date in our October newsletter.

If you can volunteer to help

with this terrific event, then please email the Activities Committee at activities@fairlingtonvillages.com.

This evening is an adults-only affair, as Fairlington’s children and families can enjoy their own special holiday party during the Morning with Santa on Dec. 7.

Meet a Jolly Ol’ Elf at Our Morning with Santa on Dec. 7

Bring your children and join Santa and your neighbors to usher in the holiday season at Morning with Santa on Sat., Dec. 7, from 10 a.m. to 11:30 a.m. in the community center. Grab a cup of coffee, juice, and breakfast goodies and then snap a photo of your child with Santa.

Parents — would you like to help with this event? All interested volunteers can email activities@fairlingtonvillages.com.

Oktoberfest Is a Success

On Sept. 28, neighbors of all ages had a blast celebrating autumn at our annual Oktoberfest. Traditional live German music played by a two-man band set the festive mood and beer generously donated by Yuengling washed down a feast of bratwursts with sauerkraut and handmade soft pretzels. Young children boogied on the dance floor to the sound of the accordion, and the band convinced adult partygoers to assemble an impressively long and rowdy conga line!

Danke Schoen! The Activities Committee is very grateful to the many volunteers who assisted with this event and to the office for arranging for the band, among many other things.

Prost! Brats and Boogying at Oktoberfest



PHOTO BY JENNIFER GOTCHER

Marty Ganderson, a Fairlington Villages resident since 1994, and Kyle Gotcher, a resident since 2017, bond over a shared appreciation for beer and bratwursts.



PHOTOS BY GUY LAND

Young Fairlingtonians enjoyed dancing to live music from the band.



Thank You

As I celebrate my second anniversary as Fairlington Villages' General Manager, I wish to say "thank you" to the Board, the staff, and you, our residents, for the opportunity. The past two years with Fairlington have been among the best in my professional career. The

projects and improvements Fairlington Villages has completed since I joined the team have not only been personally challenging and rewarding, but have done much to improve the Fairlington living experience, its curb appeal, and property values. As we enter the new fiscal year, I remain excited by the improvements we have scheduled that will continue the momentum and make Fairlington an even better place to call home.

Yard Waste Recycling Curbside Pick Up on Tuesdays: Nov. 5, 12, 19, and 26

You may dispose of leaves and other yard waste from your patio or yard by moving them into the common area, provided the contractor has not yet cleaned the common area.

If you missed the contractor, then please bag your yard waste for pick up:

- Get the free, brown bags from the management office;
- Fill the bags with leaves, dead plants, or small sticks; and
- Put the bags curbside by 12 noon on any Tuesday in November: 5, 12, 19, and 26.

Our trash hauler, Capitol Services, takes the yard waste to Arlington County for recycling. Our effort to recycle leaves yields great benefits for the Association and the environment by reducing the volume of material that is disposed of by the community.



Avoid a Slip this Fall

Several leaf removals are performed throughout the season and every effort is made to keep the community free of leaves; however, it is not possible to achieve a wholly leaf free environment. Fallen leaves can be slippery, so please use caution while driving or walking in our community.

Turn Off Outside Water Faucets

With the approaching freezing temperatures, please make sure you turn off your outside faucet. This reminder applies to all townhouse residents and

Management Office

Location

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

Hours

8:30 a.m. – 5:30 p.m. Monday through Friday
9 a.m. – 2 p.m. Saturday
Closed Sundays and federal holidays

Communications

Telephone: 703-379-1440
Fax: 703-379-1451
General Info Email: office@fairlingtonvillages.com
TownSq: <https://app.townsq.io/login>
Website: www.FairlingtonVillages.com

Staff

Gregory Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator
Marcus Reed	Administrative Assistant

Emergency

After Hours Emergency: 703-600-6000

Patrol Service

To contact security duty officer, call 571-215-3876. If the officer does not answer, the phone will page him/her. If the officer does not call back within 10 minutes, call again. Security hours: 8 p.m. – 4 a.m. nightly.

residents with unit space in the basement (A-level apartments or B-level units with storage in the basement). If you have a shutoff valve within your control, then it is your responsibility to shut off the water for the winter.

If the pipes freeze and cause damage, then the repair costs could be significant and charged to you. If you are unsure whether you are responsible for a shutoff valve, then please call the management office.

Our Office Is Closed Thanksgiving Weekend

Please remember the management office will be closed Thanksgiving weekend from Thurs., Nov. 28, through Sun., Dec. 1. We wish everyone a happy and healthy Thanksgiving.

Stay Informed with Fairlington!

Connect with us digitally for the latest updates.

Like Us on Facebook ([Fairlington Villages](https://www.facebook.com/FairlingtonVillages))

Follow Us on Twitter ([@NFairlington](https://twitter.com/NFairlington))

Join Us on TownSq (<https://app.townsq.io/login>)

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, November 6, 2019

The following is the preliminary agenda of the Nov. 6, 2019, Board of Directors meeting. The Board invites residents to review the agenda, contact a Board member with concerns or suggestions, and attend. The meeting will be held at 7 p.m. at the community center.

- I. Resident's Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Oct. 2, 2019
- V. Old Business
- VI. New Business
 - A. Variance Request – 2858 S. Abingdon St. (Remove a Load-Bearing Wall and Create New Penetration for Kitchen Vent)
 - B. Variance Request – 4818 S. 30th St. (Change Swing of Rear Door)
 - C. Request For Reasonable Accommodation Under the Fair Housing Act
 - D. Ratification of Unanimous Written Consent in Lieu of a Meeting Thurs., Oct. 10, 2019 (Rotten Wood Replacement)
 - E. Shutter Replacement – Ward IV
 - F. Staff Holiday Bonuses
- VII. Management Action Items
- VIII. Reports
 1. Officers (President, Secretary, & Treasurer's Reports)
 2. Committees
 3. Management's Financial Report
 4. Management's Administrative Report
 5. Maintenance Reports
 6. Operations Report
- IX. Establishment of Next Board Meeting – Dec. 4, 2019
- X. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review in the Association's Management Office at 3001 S. Abingdon St. during regular office hours: 8:30 a.m. to 5:30 p.m. Monday through Friday, and 9 a.m. to 2 p.m. on Saturday. The Board Packet is available for review beginning on the Thursday prior to the regular meeting of the Board.

Steins Optional at Oktoberfest



PHOTOS BY GUY LAND
Fairlingtonians celebrate the autumnal harvest.

Board Meeting Highlights

The Board held its regular meeting on Oct. 2, 2019. The following are highlights.

New Business

A. Rules Violation – Maintenance of Back Yard: By unanimous consent the Board agreed to withdraw this item from the agenda.

B. Variance Request – 4879-B S. 28th St. – Grandfather the Removal of a Load-Bearing Wall Between the Kitchen and the Living Room and Removal of a Non-Load-Bearing Wall Between the Kitchen and the Dining Room: Ms. Dies moved the Board approve a variance request to grandfather the removal of a load-bearing wall between the kitchen and the living room and the removal of a non-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.

C. Variance Request – 4835-B S. 28th St. – Remove a Load-Bearing Wall Between the Kitchen and the Living Room and Remove a Non-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 living room and remove a non-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.

D. Variance Request – 3026 S. Abingdon St. – Remove a Load-Bearing Wall Between the Kitchen and the Living Room and Remove a Non-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 living room and remove a non-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.

E. Variance Request – 4642 S. 30th Rd. – 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.

F. Variance Request – 2952 S. Columbus St., A-2 – Install Back-Patio Door With Internal Beveled Edges: Ms. Dies moved the Board approve a variance request to install a back-patio door with internal beveled edges. Passed 5-2.

G. Disabled Parking Request – 3074 S. Abingdon St., B-2: Ms. Wasowski moved the Board approve Management's action of installing one disabled parking space in parking lot #58 (3066-3082 S. Abingdon St.) and approve the request of the homeowner. Passed 7-0.

H. Slate Roofs Preventive Maintenance Program – Wards V and VI: Ms. Placek moved the Board authorize Management to contract with Northern Virginia Roofing, to provide preventive maintenance repair services on the slate roofs located in Wards V and VI at a cost not to exceed \$30,000. Passed 7-0.

I. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan: Ms. Placek moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of Sept. 29, 2018, through Sept. 27, 2019 (pay periods in FY19). Passed 7-0.

J. Transfer of FY19 Excess Assessments to FY20: Mr. Reem moved the Board authorize that any excess of membership assessments over membership expenses for the fiscal year ending Sept. 30, 2019, shall be applied

against member assessments for fiscal year 2020, commencing Oct. 1, 2019, as provided by Revenue Ruling 70-604. Passed 7-0.

K(a). Ratification of Items Approved by Unanimous Written Consent: Ms. Wasowski moved the Board hereby ratifies said action of contracting with Fine Earth for shade landscape proposal for purposes of the record and to ensure an audit trail for the expenditure. Passed 7-0.

K(b). Ratification of Unanimous Written Consent in Lieu of a Meeting on Sat., Sept. 21, 2019: Mr. Reem moved the Board hereby ratifies said action for purposes of the record and to ensure an audit trail for the expenditure. Passed 7-0.

L. Fall Focal Beds: Mr. Brown moved the Board approve the Fall Focal Beds proposal from Lancaster Landscapes at a cost of \$3,675. Passed 7-0.

M. Fall Plant Replacements: Ms. Dies moved the Board approve the proposal from Lancaster Landscapes for Fall Plant Replacements at a cost not to exceed \$9,500. Passed 7-0.

N. Ward IV Renovation Planting: Ms. Wasowski moved the Board approve the proposal from Lancaster Landscapes for the Ward IV Renovation Planting at a cost not to exceed \$18,500. Passed 7-0.

O. Code of Virginia Codification Conversion Resolution: Ms. Placek moved that any references to any section in Title 55 of the Code of Virginia in any of the Association's documents, including but not limited to resolutions, resale certificates, resale disclosure packets, legal notices and correspondence shall be automatically converted to applicable Title 54.1 or Title 55.1 statutory reference, as it may be amended, as provided in the table referenced as Exhibit A. Passed 7-0.



Danke Schoen!

PHOTO BY GUY LAND
Volunteers, like our Oktoberfest grillmaster, help make our community thrive.

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

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8 North Fairlington News
 November 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 November	2
3 Daylight Saving Time Ends	4 Play Group 10 am – noon Grounds Committee 7 pm	5 Yard Waste Recycling: Please place leaves curb side by 12 noon	6 Board Meeting 7 pm	7 FHS sponsored Historical Building Materials 7:30 pm	8	9
10	11 Veterans Day OFFICE OPEN TRASH PICK UP	12 Yard Waste Recycling: Please place leaves curb side by 12 noon	13	14 Emergency Preparedness Working Group 7 pm	15	16
17	18 Play Group 10 am – noon	19 Yard Waste Recycling: Please place leaves curb side by 12 noon	20 Book Club 7 pm <i>Before We Were Yours</i>	21 Architectural Control Committee 7 pm	22	23
24	25 Play Group 10 am – noon	26 Yard Waste Recycling: Please place leaves curb side by 12 noon	27	28 Thanksgiving OFFICE CLOSED TRASH WILL NOT BE PICKED UP	29 OFFICE CLOSED TRASH PICK UP	30 OFFICE CLOSED TRASH PICK UP
1 December	2 Play Group 10 am – noon	3	4 Board Meeting 7 pm	5 Holiday Party 7 pm	6	7 Morning with Santa 10 am – 11:30 am

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