



North Fairlington News

Historic Fairlington Villages

OCTOBER 2019 VOL. 41, No. 10

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Board Approves Fairlington Villages' Strategic Plan — Plan Available for Review on Association Website

The Board of Directors approved Fairlington Villages' Strategic Plan at its Sept. 4 meeting. The plan is available for community review on the Association's website (www.fairlingtonvillages.com). A copy of the plan is also available for review in the management office.

The Association's Strategic Planning Task Force (SPTF)

researched and developed the plan over the past year. During its work, the SPTF reviewed materials from Fairlington Villages' initial 1999 strategic planning effort, examined community association best practices for strategic planning, studied

and analyzed other associations' strategic plans, and solicited inputs from Board members, Association committees and managers, and members of the Fairlington Villages community. Community inputs were obtained via an owner/resident survey, a town hall

workshop, and owners' and residents' comments on the draft plan.

The plan's strategic vision is "to make historic Fairlington Villages the community of choice for diverse, multi-generational residents." It strives to achieve this goal by providing the Association with a framework for action and a standard for

evaluating its performance during the coming years and decades. The plan reviews Fairlington Villages' current conditions and mission, summarizes our operating values and strengths, identifies key current and future issues facing the Association (weaknesses, threats, and opportunities), and identifies 10 strategic goals to guide us in a direction to accomplish our vision and mission.

These 10 strategic goals, which are accompanied by detailed objectives and strategies to achieve each goal, are:

1. Maintain Financial Stability, Integrity, and Transparency
2. Improve Community Governance

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Help Shape Our Community's Future — Volunteer for the Amenities Ad Hoc Working Group



PHOTO BY MELANIE ALVORD
A little cutie enjoys our tot lot amenity.

When it was converted to condominiums in the mid-1970s, Fairlington Villages offered the major amenities of pools, tennis courts, green spaces, and a community center. Many singles met, married, had children, and later moved to single-family homes. Today, a number of former residents who kept their units and are now empty nesters are moving back.

Over the years a tot lot was

added, pools were renovated, a management office was built, and benches were placed throughout the property. Unlike the early years when the population was primarily single adults, today Fairlington Villages is more like a small town with people of all ages. We are a multigenerational community. Look around in the early morning and afternoon and you will

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Courtly Renovations Continue in October

The renovation of the main tennis courts (courts 1-5) behind the community center is well underway. The rolling and compacting of base materials and the laying of the asphalt portion of the project was completed on Sept. 7. As the

asphalt is curing, the new net posts are being poured in concrete and the new black fence is being installed. The existing lights are being re-lamped for maximum efficiency and all of the fixtures will be cleaned and painted.

The installation of the new surface will begin after the asphalt cures a bit more, but likely during the week beginning Oct. 10, weather permitting of course.



PHOTOGRAPHS BY MARK JOHNSON

These images depict the laying of asphalt on the courts. Our tennis court renovations will continue in October.

Join the Fall Walk-Through on Oct. 26

Each fall the Board and Committee Chairs along with members of the Grounds Committee host the annual Fall Walk-Through. This walk starts at the management office and goes around the property looking at some of the major projects completed in 2019, as well as some of the upcoming projects. Any resident interested in participating in the walk should meet at the management office at 9 a.m. on Sat., Oct. 26. The walk will conclude with a light lunch in the community center around noon. We hold the walk either rain or shine, so please come properly dressed for the weather!

Planting a Shady Garden Pilot Project

As you walk around Fairlington Villages, you'll see many areas where majestic trees provide lovely dappled light and cool shade during the hot summer. When you look closely, you'll also notice that's the downside of all that glorious shade: compacted soil, large exposed tree roots, soil erosion on sloped areas, and the general absence of vegetation.

In recent months, the FVCA Grounds Committee decided to seek solutions for these harsh conditions. A Shade Garden Pilot Working Group was formed to create criteria for the project and identify some of the most problematic shaded areas as prime examples of conditions found elsewhere in Fairlington. Working with Management, the committee sought a meticulous analysis by an outside professional. With a modest budget (\$9,000 for analysis, plans, and execution), a landscape architect was chosen to examine three potential pilot gardens. Their

plans incorporate many native shade-tolerant plants that have a chance of blossoming in such formidable conditions.

The goal of the Grounds Committee is to adopt the plans in at least one of the three potential areas identified, depending on the costs of plant material and labor identified by several competing landscape service firms. The long-range goal is to replicate, and adapt the plan as needed, in similarly challenged areas throughout the community. Over time, this short-term investment is expected to reap long-term benefits, improving the appearance of the grounds and enhancing the value of the property.

The Shade Garden Pilot Project will take shape during the fall planting season. Stay tuned for upcoming details and watch the garden grow!

— Cheryl Hollins
Member, Grounds &
Communications Committees

Parking Decals Now Available for 2020

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 the year. The new 2020 decals are available in the management office starting Oct. 1, 2019. Beat the end-of-the-year rush by visiting the office early.

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.

So what are you waiting for? 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.

A HISTORICAL NOV. 7

Fairlington Historical Society (FHS) is sponsoring a professional education event focusing on our historical buildings' materials. Mark your calendars now and join the FHS on Thurs., Nov. 7, at the community center for this presentation by South Fairlingtonian Julie Butler. Details will be in our November newsletter.

STRATEGIC PLAN

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3. Ensure Infrastructure and Facilities Sustainability
4. Expand Community Safety and Security
5. Enhance Two-Way Communication and Public Involvement
6. Optimize Community Cohesion
7. Improve Management and Operations
8. Maintain the Integrity of the Community's Historic Architecture and Streetscapes
9. Enhance the Sustainability, Safety, and Appearance of the Community's Grounds
10. Maintain and Improve Relations with External Organizations.

The plan also identifies steps and actions to achieve its goals, as well as procedures for monitoring our progress in achieving our strategic vision and for periodically reevaluating and updating its objectives and contents.

To find out more, please review our strategic plan and identify where you can contribute to making Fairlington Villages a well-managed, sound, and attractive community that achieves the goals of our strategic vision and meets the challenges of the future.

— Harold Reem, Chair,
Strategic Planning Task Force



Emergency Preparedness Meeting on Oct. 10

A working group is developing an emergency preparedness and response plan for people and pets within our community.

Please join us for the Emergency Preparedness Working Group meetings on the second Thursday of the month from 7 p.m. to 9 p.m. in the community center. Meeting dates for 2019: Oct. 10, Nov. 14, and Dec. 12.

For more information, email emPrep@fairlingtonvillages.com.

Take a Victory Lap in our Heated Pool

Our pool season is almost over. Pool 2 at 3025 S. Buchanan St., our heated pool, will be open through Columbus Day on Mon., Oct. 14.

AMENITIES

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see children of all ages going and returning from school. Throughout the day you will see people of all ages walking around the neighborhood. Our family activities, such as the Easter Egg Hunt, the Halloween party, and Morning with Santa, are focused on children under 10 years old. We have adult activities almost every month. Some of our older adults do not attend our evening activities because they don't want to be out at night.

As Fairlington Villages looks to the future and focuses on the 10 goals in our Strategic Plan, it is time to look ahead and identify amenities for all ages. We are looking for volunteers to research what amenities similar communities have, identify ideas for our community, and propose a plan for the way forward.

If you are interested in volunteering for the Amenities Ad Hoc Working Group, then please email amenities@fairlingtonvillages.com. If you have any questions, please contact Terry Placek at placekterry11@gmail.com.

Activities Around the Village

Children's Halloween Party on Oct. 31

Break out your most creative costume and dress up your little monsters because you won't want to miss this year's Halloween Party at the community center! On Halloween night, Thurs., Oct. 31, from 5 p.m. to 6:30 p.m., families will gather to compare costumes and fuel up on pizza, snacks, and drinks before an evening of trick-or-treating. The community center will be fully decorated for the occasion and makes a great place for a family photo-op. Kids can even snag some candy and small toys.

If you can volunteer to help with this fun event, please email the Activities Committee at activities@fairlingtonvillages.com.

Crack the Code on Oct. 24

The book club is growing! We had a nice turnout last month with 14 people. All of the Fairlington Book Club meetings are held on Thursdays at 7 p.m. in the community center. You do not have to attend every discussion in order to participate.

The October book club is scheduled for Thurs., Oct. 24, when we

will discuss *Code Girls: The Untold Story of the American Women Code Breakers Who Helped Win World War II* by Liza Mundy. According to GoodReads.com, *The New York Times* bestselling author reveals the "astonishing, untold story of the young American women who cracked key Axis codes, helping to secure Allied victory and revolutionizing the field of cryptanalysis."

The book club voted online for the November pick and the winning book is *Before We Were Yours* by Lisa Wingate, a riveting tale based on real-life scandals. The meeting will take place on Thurs., Nov. 21, due to the Thanksgiving holiday the following week.

A holiday party and book exchange will take place in early December; more details to come.

You can find more details on our Book Club's Facebook page: <https://www.facebook.com/groups/185662778799790/events/>. If you cannot access the page or have further questions, then email bookclub@fairlingtonvillages.com.

Upcoming Holiday Dates

Looking ahead to some annual favorites, please mark your calendar to save the dates for our Holiday Party on Wed., Dec. 4, and Morning with Santa on Sat., Dec. 7. More details to come.

Neighbors and Pets Enjoy A Happy and "Yappy" Hour

On Sept. 13, neighbors and their canine companions gathered on the pool 5 lawn to kick off the weekend in a fun, unique way. Fairlington Villages loves its dogs, and "Yappy Hour" was the perfect way for both two and four-legged Fairlingtonians to socialize after a long work week. A variety of beverages, to include sangria and margaritas, were served as the perfect thing for the human attendees to wash down grilled hot dogs and veggie burgers. Furry guests enjoyed dog treats and plenty of new friends to sniff.

The Activities Committee would like to thank everyone who attended the party and offer an extra special thanks to the volunteers who made the event possible!



PHOTOGRAPHS BY ANNE WASOWSKI, JENNIFER GOTCHER, AND SUSAN TATUM
Fairlingtonians enjoyed the Yappy Hour with our four-legged pals.



New Condo Fees and Coupons Effective Oct. 1

The fiscal year 2020 budget provides for an increase of assessments effective with the October assessment. A copy of the budget and payment coupons were mailed to you last month.

Please notify your bank of the new payment amount if you are using a bill payer service to make your payment. If you use the direct-debit service provided by the management company, then your payment amount has been adjusted automatically.

Leaf and Yard Waste Collection in November

Our landscape contract provides for the removal of leaves and yard waste from the common property. Removing leaves and yard waste from your back yard is your responsibility. You may move loose leaves and yard waste to the common area for collection by the contractor, provided the contractor has not cleaned the common area. Collection will be on Tues., Nov. 5 and Tues., Nov. 19.

If collection has occurred, then you will need to bag your leaves and yard waste and take them to the street. Throwing leaves into the common area after the contractor has already cleaned for the season is unsightly and it damages the turf. If you have any questions about leaf or yard waste removal, then please contact the management office.

Curb Your Bulk Trash for Thursday Collection

Bulk trash should be placed at the street curb, not at a curb in a parking lot. Bulk trash pick up should not include removal of construction debris from contractor renovations. Your contractor should provide for removal of these items from your property and may not place these items curbside. Please leave all bulk trash at the city street curb for pick up on Thursdays, as outlined in the Association's trash policy.

Please Practice Pet Courtesy

The City of Alexandria and Arlington County ordinances require that dog owners remove and dispose of feces from public areas or another person's property. Public areas include both city sidewalks and condominium common areas. In addition, the ordinances require all dogs to be leashed and under control of the owner or a responsible person when off their owner's property. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds that we all share.

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.

Verizon FiOS is Online

Verizon's FiOS network and services (programming, internet, and phone in Wards I, II, III, IV, and V in Arlington, but only internet and phone in the Alexandria area of Ward VI) are online and fully operational.

Several residents are already active subscribers. Verizon is actively marketing to the community and you now have a choice at Fairlington Villages for the services that both Comcast and Verizon have to offer in your jurisdiction.

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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, October 2, 2019

The following is the preliminary agenda of the Oct. 2, 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 – Sept. 4, 2019
- V. Old Business
- VI. New Business
 - A. Rules Violation – 3044 S. Buchanan St., A-1 (Maintenance of Back Yard)
 - B. Variance Request – 4879-B S. 28th St. (Grandfather the Removal of a Wall)
 - C. Variance Request – 4835-B S. 28th St. (Remove a Non-Load Bearing Wall and Remove a Load Bearing Wall)
 - D. Variance Request – 3026 S. Abingdon St. (Remove a Non-Load Bearing Wall and Remove a Load Bearing Wall)
 - E. Variance Request – 4642 S. 30th Rd. (Remove a Load Bearing Wall)
 - F. Variance Request – 2952 S. Columbus St., A-2 (Install Back Patio Door with Internal Beveled Edges)
 - G. Variance Request – 3026 S. Abingdon St. (Install Egress Window)
 - H. Variance Request – 3010 S. Columbus St., A-1 (Install Egress Window)
 - I. Request for Disabled Parking Space – 3074 S. Abingdon St., B-2
 - J. Slate Roofs Preventive Maintenance Program – Wards V and VI
 - K. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan
 - L. Transfer of FY19 Excess Assessments to FY20
 - M. Ratification of Items Approved by Unanimous Written Consent
- 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. Executive Session
- X. Establishment of Next Board Meeting – Nov. 6, 2019
- XI. 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.

Board Meeting Highlights

The Board held its regular meeting on Sept. 4, 2019. The following are highlights.

New Business

A. Multiple Use of Tennis Court

13: Ms. Placek moved the Board approve the continued multiple use of tennis court 13 explored by the June-Sept. 2019 pilot program and the installation of the basketball goal/hoop as a permanent addition and fixture of that amenity. Passed 7-0.

B. Rules Violation Enforcement – 2904 S. Buchanan St. – Noise Disturbance:

Ms. Alvord moved to authorize a \$50 fine for a Bylaws violation and a \$10 per day fine for any continuing violation of a similar nature. By unanimous consent the Board agreed to table the motion to allow Management more time to gather further information and speak with involved parties.

C. Towing Reimbursement – 2854 S. Buchanan St., B-1:

Ms. Alvord moved the Board approve a request for reimbursement of \$105 for expenses, which is one-half the amount described in the request. Passed 7-0.

D. Variance Request – 4820 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. Placek 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 – 4638 S. 30th Rd. – 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. Alvord 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.

F. Parking Lot Renovations: Ms. Placek moved the Board approve the following proposals: Paving: Pro Pave paving lots 25 (2953-2979 S. Columbus St.) and 46 (2842-2866 S. Abingdon St.) \$44,675; Concrete: Edge concrete lots 25 (2953-2979 S. Columbus St.) and 46 (2842-2866 S. Abingdon St.) \$96,948.50; Contingency on Project: (Landscaping and Extras) \$20,000; Project Total: \$161,623.50. Passed 7-0.

G. Shade Landscaping Pilot: Ms. Austin moved the Board approve the shade landscaping proposal from Environmental Enhancement at a cost of \$9,000. Passed 7-0.

H. Buchanan Walkway: Ms. Placek moved the Board approve the following: Paver purchase and sales tax: \$4,296.18; Installation by American Restoration: \$14,400; Total Project: \$18,696.18. Passed 7-0.

I. Management Agreement Renewal: Ms. Placek moved the Board approve the Management agreement extension proposal with Legum & Norman, Inc., for the period Oct. 1, 2019 to Sept. 30, 2021. The contract amount is \$310,406 in FY20 (Year 1), \$316,614 in FY21 (Year 2), and \$322,946 for FY22 (Year 3), Payroll Administrative Charges will be \$1,833 per month during this period. Seconded by Ms. Alvord and passed on a Roll Call Vote 7-0 with President Placek, Vice President Alvord, Secretary Wasowski, Treasurer Reem, and Directors Austin, Dies, and Stolof voting in favor.

J. Strategic Plan for Fairlington Villages, A Condominium Association: Ms. Alvord moved the Board approve and adopt the Strategic Plan of Fairlington Villages, A Condominium Association bearing a final production date of Sept. 4, 2019. Passed 7-0.

K. Community Center Trash Location: Ms. Placek moved the Board approve the following proposal: Base Cost: \$10,100; Contingency on Project (Landscaping and Extras): \$1,010; Project Total: \$11,110. Passed 6-0-1.

L. Regarding Association's Deed of Easement and Deed of Restriction on Lot 2A at 4800 S. 31st St., Arlington, VA: Ms. Alvord moved the

Board affirm its intent that the Deed of Restriction shall continue, uncompromised, with all rights and privileges contained therein preserved in full force and effect. Seconded by Mr. Stolof and passed on a Roll Call Vote 7-0 with President Placek, Vice President Alvord, Secretary Wasowski, Treasurer Reem, and Directors Austin, Dies, and Stolof voting in favor.

M. Request by Avery Thurston Companies, Inc., to Modify or Waive the Deed of Restriction and Modification of Deed of Easement that Exist on Lot 2A at 4800 S. 31st St., Arlington, VA: Ms. Placek moved the Board

hereby denies the request to modify or waive the Deeds of Restriction/Modification in connection with the proposed development of 4800 31st St. South, Arlington, VA, as a child care facility and directs Association's legal counsel to advise Avery Thurston Companies, Inc., of its decision. Seconded by Ms. Alvord and passed on a Roll Call Vote 7-0 with President Placek, Vice President Alvord, Secretary Wasowski, Treasurer Reem, and Directors Austin, Dies, and Stolof voting in favor.

N. Write-Off of Outstanding Balance to Bad Debt: Ms. Alvord moved Board authorize a write-off of amounts showing due for account 2012517 in the amount of \$3,547.10 due to foreclosure, which will result in a FY19 expense for bad debt, and; further, the Board authorize an adjustment in the allowance for doubtful accounts on the Association's Balance Sheet of \$10,447.10 as of Sept. 30, 2019, which includes this write-off of \$3,547.10 as well as that of account 1125379 in the amount of \$6,900 which was written off in November 2018. Seconded by Ms. Wasowski and passed on a Roll Call Vote 7-0 with President Placek, Vice President Alvord, Secretary Wasowski, Treasurer Reem, and Directors Austin, Dies, and Stolof voting in favor.

Fairlington Villages' Strategic Plan is available online
www.fairlingtonvillages.com

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 October Board Meeting 7 pm	3	4	5
6	7 Play Group 10 am – noon Grounds Committee 7 pm	8	9	10 Emergency Preparedness Working Group 7 pm	11	12
13	14 Play Group 10 am – noon Pool 2 Closes OFFICE CLOSED TRASH PICK UP	15	16	17 Architectural Control Committee 7 pm	18	19
20	21 Play Group 10 am – noon	22	23	24 Book Club Code Girls 7 pm	25	26 Fall Grounds Walk-Through 9 am – noon Rain or Shine
27	28 Play Group 10 am – noon	29	30	31 Kids Halloween Party 5 pm – 6:30 pm	1 November	2
3	4 Play Group 10 am – noon	5	6 Board Meeting 7 pm	7	8	9

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